

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, September 20, 2022, – **5:15 PM**

Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin

Member Notices: R. Nelson, P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, B. Hartup, and M. Boegner.

Others Noticed: T. Pinion, C. Bradley, M Krautkramer, Cliff Bobholz, Joel Ehrfurth, Adolfo Morales, Turan Hasanli, Dean Slaby, Matt Muchow, Max Dvorak, Bjorn Kaashagen, Wade Peterson, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve August 16, 2022 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. Public Hearings

- a. The request of OLH, LLC and JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located on northern portion of Lot 1 of CSM 556 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 795 State Rd 136.
- b. The request of OLH, LLC and JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new two-tenant retail establishment in a B-3 Highway Oriented Business zoning district, located on Lot 1 of CSM 5890 and the southern portion of Lot 1 of CSM 556, both in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 805 State Rd 136.

4. New Business

- a. Consider the request of OLH, LLC and JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located on northern portion of Lot 1 of CSM 556 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 795 State Rd 136.
- b. Consider the request of OLH, LLC and JACQUES HOLDINGS, LLC for a Conditional Use Permit to allow the construction of a new two-tenant retail establishment in a B-3 Highway Oriented Business zoning district, located on Lot 1 of CSM 5890 and the southern portion of Lot 1 of CSM 556, both in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 805 State Rd 136.
- c. Review and approve a Two-Lot Certified Survey Map to reconfigure Lot 1 of CSM 556 and Lot 1 of CSM 5890 in the NE ¼ of Section 03, T11N, R6E, City of Baraboo, Sauk County, Wisconsin at 795 and 805 State Rd 136 for OLH, LLC and JACQUES HOLDINGS, LLC.

- d. Review and approve the Site Plan for a new Type 2 Eating Establishment with a drive-thru and pickup service in a B-3 Highway Oriented Business zoning district, located at 795 State Rd 136 for OLH, LLC and JACQUES HOLDINGS, LLC.
- e. Review and approve the Site Plan for a new two-tenant retail establishment in a B-3 Highway Oriented Business zoning district, located at 805 State Rd 136 for OLH, LLC and JACQUES HOLDINGS, LLC.
- f. Reconsider the request of Adolfo Morales and Ana Torres (Owners) and Tural Hasanli (Applicant) to grant an amendment to the original Conditional Use Permit to allow a second used automobile dealership that will mostly export cars to Europe to operate at 1341 Carpenter Street, Suite B, City of Baraboo, Sauk County, Wisconsin.
- g. Review the existing Conditional Use Permit granted to Adolfo Morales and Ana Torres in 2014 to allow the operation of a used automobile dealership at 1341 Carpenter Street.
- h. Review a Conceptual Development Plan in accordance with Step 2 of the Planned Development rezoning process for the redevelopment of an area in the 200 blocks of both 2nd and 3rd Avenues, bounded by 3rd Avenue on the north, Broadway on the east, 2nd Avenue on the South, and Birch Street on the west for Secure Fund, LLC.
- i. Review a GDP and SIP in accordance with Steps 3 & 4 of the Planned Development rezoning process for Baraboo Bluff Condominium, a 33-building, 85-unit development project on a 18.4-acre site on the east side of Waldo Street between Parkside Avenue and Hager Street, by KMD Development LLC.
- j. Review and approve a One Lot CSM for an 18.4-acre parcel of land on the east side of Waldo Street between Parkside Avenue and Hager Street in the SE ¼ of the SW ¼ and the SW ¼ of the SE ¼ of Section 2, T11N, R6E, City of Baraboo, Sauk County, Wisconsin for KMD Development LLC.
- k. Review and recommendation to add a Wellhead Protection Ordinance to the City's Zoning Code.
- l. Discuss process for updating the City of Baraboo's Comprehensive Plan.

5. Adjournment

Rob Nelson, Mayor

Agenda prepared by Tom Pinion, 355-2730, Ext. 7309
Agenda Posted by Donna Griggel on September 16, 2022

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

Minutes of Plan Commission Meeting August 16, 2022

Call to Order – Mayor Nelson called the meeting of the Commission to order at 5:15 PM.

Roll Call – Present were Mayor Nelson, Phil Wedekind, Roy Franzen, Jim O’Neill, Tom Kolb, Barry Hartup, and Matthew Boegner.

Also in attendance were Tom Pinion, Tural Hasanli, Cody Pelton, Interim Police Chief Rob Sinden, John Statz, Kathy Klein, and Scott Turner.

Call to Order

- a. Note compliance with the Open Meeting Law. Mayor Nelson noted compliance with the Open Meeting Law.
- b. Agenda Approval: It was moved by Kolb, seconded by Wedekind to approve the agenda as posted. Motion carried unanimously.
- c. Minutes Approval: It was moved by Wedekind, seconded by O’Neill to approve the minutes of the July 19, 2022. Motion carried unanimously.

Public Invited to Speak (*Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.*) – There were no speakers.

Public Hearings

- a. The request of Adolfo Morales and Ana Torres (Owners) and Tural Hasanli (Applicant) to grant an amendment to the original Conditional Use Permit to allow a second used automobile dealership that will mostly export cars to Europe to operate at 1341 Carpenter Street, Suite B, City of Baraboo, Sauk County, Wisconsin – Scott Turner address the Commission saying his property adjoins this property to the west. He does not feel that their lot is big enough and he will not allow them to gain access across his property. Although the owners stated that they would install, they have not. If they don’t do it soon, he will be placing rocks across the opening to prevent them from crossing his property to gain access. He said that it has taken them a long time to clean up that property. He said that there are still cars on the east side of the building and he feels that is where the roadway should be to access the back of their property.

Tural Hasanli then addressed the Commission. He said that he owns a trucking company and has hauled a lot of junk vehicles off the property to help Adolfo. He said that he would build a fence and have a concrete surface for the vehicle storage area. He went on to say that he will mostly export the vehicles overseas. He said he will operate a clean, quiet, and good dealership. He stated that a neighbor complained about tires and other junk on the property and all of that is now gone.

Mayor Nelson stated for the record that he received a letter from Trina Cromwell which was distributed to the Commission and Mr. Hasanli.

There being no further speakers, the hearing was declared closed.

- b. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 8 of Greenfield Reserve Subdivision to two side-by-side single-family attached residential dwellings at 923/925 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – There being no speakers, the hearing was declared closed.

New Business

- a. The request of Adolfo Morales and Ana Torres (Owners) and Tural Hasanli (Applicant) to grant an amendment to the original Conditional Use Permit to allow a second used automobile dealership that will mostly export cars to Europe to operate at 1341 Carpenter Street, Suite B, City of Baraboo, Sauk County, Wisconsin – Pinion presented a detailed history of the property and provided a picture from a few years ago showing cars parked on the green space and in the City right-of-way, and two deep in front of the building. He said that this has improved in recent years, especially since he sent them an email and met with them on the 26th, they have made significant improvement of the condition of the site. He said last evening he received photos from a concerned citizen which still shows a boat, a dump trailer, and a camper still on-site. He said as a licensed dealership you have to have the ability to perform service on the vehicle that will be sold, or have a contracted service off-site. He said from inception there was a little repair garage on the side of the existing building that they used, and he

knows that they advertised taking vehicles for repair off the street that were not going to be sold, which was never part of the approval. He said that the Commission chooses to amend the conditional use he provided them with suggested conditions. He said that Adolfo has assured him that the septic system would be abandoned and the property connected to the City sanitary sewer. He said that if this is going to be amended a complete inspection of by the building inspector and fire inspector should be included. Pinion said in terms of what actions the Commission can do, the Plan Commission is required to hold a public hearing for conditional use permits, historically the Commission has been able to take care of things and decide to approve or not on the same night as the public hearing; however, City ordinance and Statutes give the Commission up to 60 days to render a decision. Kolb asked officers that were present if they are in compliance. Kathy Klein stated that they have made a lot of progress. She said that she has spoken with both Tural and Adolfo and explained the requirements of the conditional use permit and pointed the things out that were not in compliance, and they were given a written explanation of what they needed to do. She said that they have made progress, but still have many cars on the green space and she is huge into conservations and many of the vehicles are broken down and could be leaking many types of liquids. She then said that the space in front of the dealership was to be for customer parking only, and again is full of car that are for sale, so they try but then seem to take a step back. Wedekind feels that they have a long way to go to be in compliance. Kolb feels that have several warnings, there have been a blatant disregard for the conditions of the original CUP. O'Neill is inclined to say until they are in complete compliance with the original CUP he would not be in favor of any increased activity there. O'Neill moved to deny the request. Wedekind seconded the motion. Mayor Nelson asked if the Commission denied the request if there was a time limit before requesting another conditional use permit. Permit said that he would have to double check, but they would have to start from scratch with a new application and public hearing. The Commission discussed possible options to allow applicants to come into compliance in a period of time and coming back to the Commission. It was stated that the Commission has 60 days to render a decision. O'Neill and Wedekind with their motions. Pinion said the way the Tuesdays fall on the calendar, two months would be October 18, which would be more than 60 days. He said that if the Commission waited two meetings, a decision would have to be rendered, and he believes that if no decision is rendered in 60 days, it is an automatic approval. Kolb feels that they have already had 60 days and officers said they have made some progress; however, when the Commission issues a conditional use permit, the applicant is expected to comply with the conditions of that permit, and it is obvious that it have not been. He said at best he would be willing to postpone it for 30 days and if they are not in compliance, deny it. Franzen agreed. Kolb moved to postpone until the September 20th Commission meeting to allow the owners to come into compliance with the original conditional use permit. Franzen seconded the motion. Interim Police Chief Sinden said that the problem has expanded into the property at 304 Lisa Court, so part of the problem now is having the owner at 304 Lisa Court in conjunction the owner of 1341 Carpenter, because the department has had a complaint for 304 Lisa Court. He said that over the past 3 years there have been 15 complaints and those two properties, five of which have direct relation to nuisance abatements. On roll call vote for the motion, Ayes - Wedekind, Franzen, O'Neill, Kolb, Hartup, Boegner, and Nelson. Nay - 0, motion carried 7-0.

- b. The request of Greenfield Reserve, LLC for a Conditional Use Permit to convert the existing two-unit residential dwelling on Lot 8 of Greenfield Reserve Subdivision to two side-by-side single-family attached residential dwellings at 923/925 Roosevelt Street, City of Baraboo, Sauk County, Wisconsin – Pinion presented the background to the Commission. It was moved by Kolb, seconded by Wedekind to approve the request as presented. It was stated that one half will be used as an office for the developer for the duration of the subdivision and then sold as a dwelling unit. On roll call vote for the motion, Ayes – Franzen, O'Neill, Kolb, Hartup, Boegner, Nelson, and Wedekind. Nay – 0, motion carried 7-0.
- c. Review and approve a two-lot Certified Survey Map Review for Greenfield Reserve LLC to create two Side-By-Side Single-Family Attached Dwellings in an R-3 and Four-Family Residential zoning district at 923/925 Roosevelt Street, being Lot 8 of Greenfield Reserve View subdivision and located in the NE1/4 of the SW ¼ of Section 31, T12N, R7E in the City of Baraboo, Sauk County, Wisconsin – Kolb moved, O'Neill seconded to approve the CSM as presented. On roll call vote for the motion, Ayes – O'Neill, Kolb, Hartup, Boegner, Nelson, Wedekind, and Franzen. Nay – 0, motion carried 7-0.

Adjournment - It was moved by Kolb, seconded by Wedekind to adjourn at 5:52 p.m. Motion carried unanimously.

Rob Nelson, Mayor

PLAN COMMISSION ITEM SUMMARY
September 20, 2022

SUBJECT: CONSIDER THE REQUEST OF OLH, LLC AND JACQUES HOLDINGS, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TYPE 2 EATING ESTABLISHMENT WITH A DRIVE-THRU AND PICKUP SERVICE IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT, LOCATED ON NORTHERN PORTION OF LOT 1 OF CSM 556 IN THE NE ¼ OF SECTION 03, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 795 STATE RD 136.

SUMMARY OF ITEM A: OHL LLC and JACQUES HOLDINGS LLC are the prospective buyers of this property and they would like to construct a new “restaurant” building on this property. Although the proposed use is a Permitted Use in the B-3 zoning district, this property is located in the Conditional Use Overlay District and every new use is regulated as a Conditional Use.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – Conditional Use Review and Approval, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: CONSIDER THE REQUEST OF OLH, LLC AND JACQUES HOLDINGS, LLC FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-TENANT RETAIL ESTABLISHMENT IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT, LOCATED ON LOT 1 OF CSM 5890 AND THE SOUTHERN PORTION OF LOT 1 OF CSM 556, BOTH IN THE NE ¼ OF SECTION 03, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 805 STATE RD 136.

SUMMARY OF ITEM B: OHL LLC and JACQUES HOLDINGS LLC are the prospective buyers of this property and they would like to construct a new two-tenant retail building on this vacant property. Although the proposed use is a Permitted Use in the B-3 zoning district, this property is located in the Conditional Use Overlay District and every new use is regulated as a Conditional Use.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – Conditional Use Review and Approval, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny Conditional Use Permit (with certain conditions?)

SUBJECT: REVIEW AND APPROVE A TWO-LOT CERTIFIED SURVEY MAP TO RECONFIGURE LOT 1 OF CSM 556 AND LOT 1 OF CSM 5890 IN THE NE ¼ OF SECTION 03, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN AT 795 AND 805 STATE RD 136 FOR OLH LLC AND JACQUES HOLDINGS LLC.

SUMMARY OF ITEM C: The prospective buyers and developers of the two existing lots at 795 and 805 State Rd 136 would like to reconfigure these two lots to better accommodate their proposed developments.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.06 – Certified Survey Map, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE THE SITE PLAN FOR A NEW TYPE 2 EATING ESTABLISHMENT WITH A DRIVE-THRU AND PICKUP SERVICE AND A TWO-TENANT RETAIL ESTABLISHMENT, BOTH IN A B-3 HIGHWAY ORIENTED BUSINESS ZONING DISTRICT, LOCATED AT 795 AND 805 STATE RD 136, RESPECTIVELY FOR OHL LLC AND JACQUES HOLDINGS LLC .

SUMMARY OF ITEMS D & E: The prospective buyers and developers of these properties would like to redevelop them pursuant to their submittal, which includes an overall site plan and colored renderings that are included in the packet. The developers are in the process of finalizing the landscaping plan and storm water management plan and will send it to me along with the site lighting plan for my review. The developers will be present at the meeting to address any questions or concerns.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.47 – *Site Plan Review and Approval*, I have found the application to be complete and reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny Site Plan

SUBJECT: RECONSIDER THE REQUEST OF ADOLFO MORALES AND ANA TORRES (OWNERS) AND TURAL HASANLI (APPLICANT) TO GRANT AN AMENDMENT TO THE ORIGINAL CONDITIONAL USE PERMIT TO ALLOW A SECOND USED AUTOMOBILE DEALERSHIP THAT WILL MOSTLY EXPORT CARS TO EUROPE TO OPERATE AT 1341 CARPENTER STREET, SUITE B, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM F: This matter was considered at last month's meeting but final action of this request was postponed until this meeting, in part to allow the owner and applicant to clean up the property so it complies with the conditions of the original 2014 CUP. I made an impromptu site visit on September 14th and noticed that the property is still not compliant with the conditions of the original CUP. There is a stockpile of tires on the site, there is still a camper on the site, cars are parked two deep in the right-of-way on the north end of the property and the list goes on. The last page of this summary memo is a host of photos of the subject property all taken within the last week.

If the Commission is inclined to favorably review this request, I suggest the following new conditions be considered in addition to conditions imposed with the original approval in 2014:

- A deadline for completing the proposed fence.
- A (numerical) limit on the total number of vehicles allowed on-site at any given time.
- A restriction that allows only the sale of used automobiles and prohibits the sale of recreational vehicles, trailers, and recreational equipment.
- A restriction that allows repair service for only the used automobiles offer for sale on-site.
- Connection to the sanitary sewer collection system and removal of the existing septic tank/system.
- An inspection of the existing buildings by the Building Inspector and Fire Inspector to confirm the existing building meets the applicable Codes.
- Proof that the 4 Wheels Auto Sales LLC is in good standing with the Wisconsin Department of Financial Institution.
- Mandatory follow-up inspections of the property in 3 months and 6 months to evaluate compliance with the CUP and applicable Codes.

Of course the Commission always has the right to review a CUP at any time and can modify or revoke any CUP for non-compliance.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: **Approve / Deny Conditional Use Permit (with certain conditions?)**

SUBJECT: REVIEW THE EXISTING CONDITIONAL USE PERMIT GRANTED TO ADOLFO MORALES AND ANA TORRES IN 2014 TO ALLOW THE OPERATION OF A USED AUTOMOBILE DEALERSHIP AT 1341 CARPENTER STREET.

SUMMARY OF ITEM G: This item was included at the request of the Plan Commission at last month's meeting since there was testimony at the public hearing and staff reports suggesting the property was not complying with the conditions of the original CUP issued in 2014.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37(5)(h) – *Termination of an Approved Conditional Use*. Upon approval by the Plan Commission or, upon appeal, by the City Council, the applicant must demonstrate that the proposed conditional use meets all general and specific conditional use requirements in the site plan required for initiation of development activity on the subject property. Once a conditional use is granted, no Erosion Control Permit, Site Plan approval, Certificate of Occupancy, or Building Permit shall be issued for any development that does not comply with all requirements of this Ordinance. Any conditional use found not to be in compliance with the terms of this Zoning Code shall be considered in violation of this Zoning Code and shall be subject to all applicable procedures and penalties. A conditional use may be revoked for such a violation by majority vote of the Plan Commission, or upon appeal by the City Council following the procedures outlined in §17.37(8).

ACTION: **Do Nothing/Modify Conditions/ Revoke Conditional Use Permit**

SUBJECT: REVIEW A CONCEPTUAL DEVELOPMENT PLAN IN ACCORDANCE WITH STEP 2 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR THE REDEVELOPMENT OF AN AREA IN THE 200 BLOCKS OF BOTH 2ND AND 3RD AVENUES, BOUNDED BY 3RD AVENUE ON THE NORTH, BROADWAY ON THE EAST, 2ND AVENUE ON THE SOUTH, AND BIRCH STREET ON THE WEST FOR SECURE FUND, LLC.

SUMMARY OF ITEM H: This is only the review of a concept plan. Should this project proceed, it will be a PUD with a full GDP/SIP submittal that will be carefully reviewed by the Commission at a future date.

The applicants have secured accepted Offer to Purchase from the owners of the property they are proposing to redevelop. The existing zoning classification of these properties are B-1 central Business for the easterly portion of the block and R-1A Single-Family Residential for the westerly portion of the block. The owners have provided a set of conceptual drawings for their proposed development plans and they are included in the Agenda Packet. The owners will have a representative at the meeting to explain their project in greater detail.

If favorably reviewed, the owners would need to provide a full site plan submittal with the GDP/SIP including a landscaping plan and storm water management plan.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Provide informal feedback relating to the proposed land division. No formal action is necessary and any feedback you care to offer is non-binding.

SUBJECT: REVIEW A GDP AND SIP IN ACCORDANCE WITH STEPS 3 & 4 OF THE PLANNED DEVELOPMENT REZONING PROCESS FOR BARABOO BLUFF CONDOMINIUM, A 33-BUILDING, 85-UNIT DEVELOPMENT PROJECT ON A 18.77-ACRE SITE ON THE EAST SIDE OF WALDO STREET BETWEEN PARKSIDE AVENUE AND HAGER STREET, BY KMD DEVELOPMENT LLC.

SUMMARY OF ITEMS I & J: This item should ring a familiar bell since we reviewed the conceptual plan for this project at you July meeting. This is a GDP for the entire development and an SIP submittal the first phase of development. This 18.4-acre site is located on the east side of Waldo Street between Hager Street and Parkside Avenue. The existing zoning classification is A-1 Agricultural Transition. The owners intend to develop an 85-unit condominium development on this property using a mixture of 2-unit and 3-unit buildings, with an interior network of private roadways. The developer intends to install the sanitary sewer, water main, and storm sewer to the City’s standard specification with an expectation to dedicate these utilities to the City for their future maintenance and operation.

Although the developer could attempt to rezone the property to an R-3 Three- and Four-Family Residential zoning classification that allows single-family dwellings, two-family dwellings, three-unit multifamily residential and four-unit multifamily residential buildings as permitted uses and subdivide the property in accordance with the provisions of the City’s Subdivision and Platting ordinance. That ordinance also regulates condominium developments the same as subdivisions. As part of the staff review of this proposed project, the owners expressed a strong preference to follow the planned unit development process and have the property zoned with a Planned Development Zoning Overlay. This approach actually gives the City a higher degree of control compared to the alternative.

The City Council approved a Development Agreement with KMD Development LLC at their July 12th meeting and there was a lot of public comment about this project citing concerns primarily related to traffic and storm water runoff. The developer would like to proceed with a PUD Overlay Zoning and has provided one of the better GDP/SIP submittals we have reviewed and it, along with the CSM is included in the Packet.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.36B – *Planned Unit Developments*, I have found the application to be complete and have reviewed it for compliance with the ordinance.

ACTION: Forward to Common Council for a Public Hearing with a recommendation to approve, conditionally approve, or deny the GDP/SIP for this property.

Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND RECOMMENDATION TO ADD A WELLHEAD PROTECTION ORDINANCE TO THE CITY'S ZONING CODE.

SUMMARY OF ITEM K: Staff is nearing the completion of a long arduous process to help protect our drinking water supply. The City's water distribution system includes 5 wells. Typically, communities adopt a wellhead protection plan (WHPP) in an attempt to minimize the presence of potential contaminants in the vicinity of their wells. To date, the City has yet to adopt such a plan. The Utility has been working with the Wisconsin Rural Water Association to develop a WHPP and draft a model ordinance. The WDNR has approved the WHPP, a copy of that approval letter is included in the packet. The next step in this process is the development of a Wellhead Protection Ordinance. A draft WPO was developed in June and was introduced to the Public Safety Committee. The Committee supported completing a WPO so the initial draft was sent to our legal counsel for review and the final version is included in the packet. Public Safety Committee reviewed and supported this but since this is typically a provision in the Zoning Code. Staff would like your support to take it to the Council next month for their consideration.

COMPLIANCE/NONCOMPLIANCE:

ACTION: Forward to the Council with a recommendation to approve or deny the WPO.

SUBJECT: DISCUSS PROCESS FOR UPDATING THE CITY OF BARABOO'S COMPREHENSIVE PLAN.

SUMMARY OF ITEM L: Since the City has recently completed its Strategic Plan, now is an appropriate time to begin planning for updating the City's 2005 Comprehensive Plan. The Mayor will provide some additional details.



sales tax Use Permit # 456 - 1030966775-02

FEIN # 87-2473773

AMERICAN MOTORS INTERNATIONAL LLC

1341 Carpenter St STE B, Baraboo, WI 53913

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector _____	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer _____	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified _____	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk _____	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review _____	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo

101 South Blvd.

Baraboo, WI 53913

(608) 355-2730 phone

608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing. - \$250 if public hearing required, or \$100 if no public hearing required.)

FOR TREASURER USE ONLY

Receipt # _____

Account # 100-22-4440

Date of Petition: 7/26/22

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

ADOLFO GARCIA 511631 PEN-MARK CT
ANA TORREZ BARABOO WI 53913

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

Tural Hasanli
304 Lisa Ct Baraboo WI 53913 (STE B)

3. Address of site: 1341 Carpenter St, Baraboo, WI 53913

4. Tax parcel number of site: 206-1152-01030

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): Used car Dealership

6. Present zoning classification: B3

7. Requested conditional use: opening second car dealership (
mostly exporting cars to Europe)
at the same address with suite B

8. Brief description of each structure presently existing on site:

2 buildings - 1- POLE Building
1- OFFICE (4 rooms)

9. Brief description of present use of site and each structure on site:

\$250

PAID
JUL 29 2022
CITY OF BARABOO

cc

used car dealership

10. Brief description of any proposed change in use of structures if request for conditional use is granted:
(include change in number of employees on site)

N/A

11. The following arrangements have been made for serving the site with municipal sewer and water:

N/A

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

206-1152-01030

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

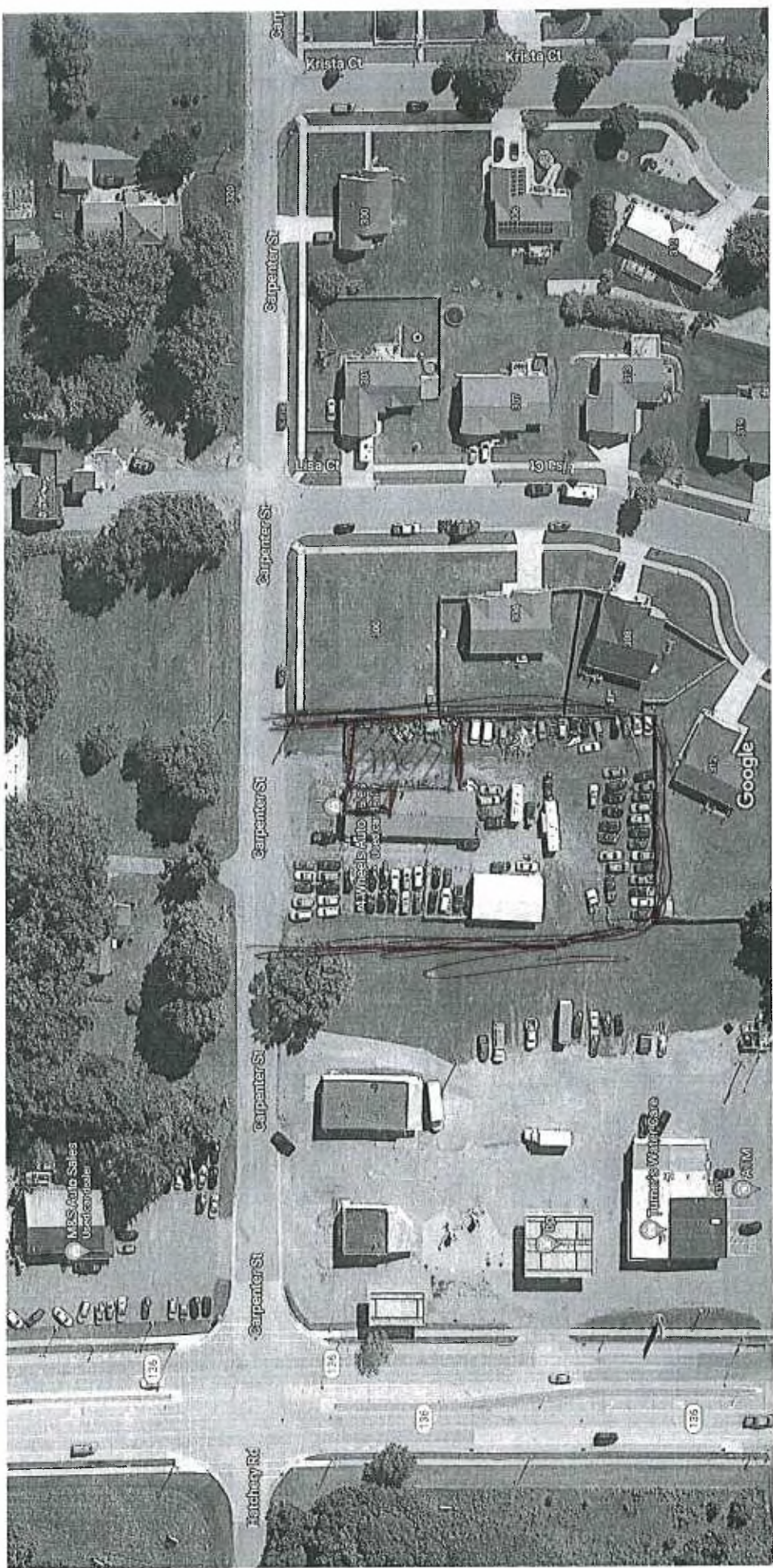
Dated this 26 day of July, 2022

Adolfo G.
Property owner

[Signature]
Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____



Imagery ©2022 Maxar Technologies, Map data ©2022 50 ft

Carpenter St.

1341 Carpenter St

GLASS

GLASS

GLASS

GLASS

GLASS

Gravel driveway

Building

AMERICAN MOTOR
INTERNATIONAL
LLC

office
office
office

20 FT

30 FT

Buildings

For Office Use:	Date		Date
<input type="checkbox"/> Application given by _____	_____	<input type="checkbox"/> Referred to Council	_____
<input type="checkbox"/> Received by Bldg. Inspector	_____	<input type="checkbox"/> Public Hearing Set	_____
<input type="checkbox"/> Fee received by Treasurer	_____	<input type="checkbox"/> Date Notices Mailed	_____
<input type="checkbox"/> Building Insp. Certified	_____	<input type="checkbox"/> Public Hearing Published	_____
<input type="checkbox"/> Filed with City Clerk	_____	<input type="checkbox"/> Public Hearing Held	_____
<input type="checkbox"/> Referred for Staff Review	_____	<input type="checkbox"/> Plan Meeting Action	_____

City of Baraboo
 101 South Blvd.
 Baraboo, WI 53913
 (608) 355-2730 phone
 608 355-2719 fax

APPLICATION FOR CONDITIONAL USE PERMIT

(A non-refundable fee must accompany this application upon filing. - \$250 if public hearing required, or \$100 if no public hearing required.)

FOR TREASURER USE ONLY

Receipt # _____

Account # 100-22-4440

Date of Petition: AUGUST 30, 2022

The undersigned, being all the owners of the real property covered by this conditional use request hereby petition the City of Baraboo Plan Commission as follows:

1. Name and address of each owner: (Please attach additional pages as necessary.)

NAK ENTERPRISES LLC

PO BOX 194

BARABOO, WI

2. Name and address of applicant if not an owner. Describe interest in site (if tenancy, attach copy of current lease):

OLH, LLC ADN JACQUES HOLDINGS, LLC

230 OHIO STREET STE #200 OSHKOSH, WI

3. Address of site: 795 STATE ROAD 136

4. Tax parcel number of site: 206-1152-50000 & 206-1152-31000

5. Accurate legal description of site (state lot, block and recorded subdivision or metes and bounds description) (Attach copy of owner's deed): LOT 1 CSM NO. 556 RECORDED IN VOL 3 PAGE

556, AS NUMBER 414383 IN THE CITY OF BARABOO, SAUK CO. WISC AND ALSO ALL OF LOT 1 CSM

5890 RECORDED IN VOL 34 PAGE 5890 AS NUMBER 1000321 IN THE CITY OF BARABOO, SAUK CO. WISCONSIN

6. Present zoning classification: B-3, HIGHWAY ORIENTED BUSINESS DISTRICT

7. Requested conditional use: ALLOW CONSTRUCTION OF PROPOSED RESTAURANT WITH DRIVE THRU (STARBUCKS) AND 5100 SF RETAIL BUILDING (ONE TENANT IS SHOPKO OPTICAL)

8. Brief description of each structure presently existing on site:

SITE HAS APPROX 6300 SF STEEL BUILDING AND PARKING LOT. SITE CURRENTLY USED AS

AN AUTOMOBILE REPAIR FACILITY

9. Brief description of present use of site and each structure on site:

AUTOMOBILE REPAIR FACILITY

10. Brief description of any proposed change in use of structures if request for conditional use is granted:
(include change in number of employees on site)

PROPOSED USE WITH BE RESTAURANT WITH DRIVE THRU (STARBUCKS) AND A SEPARATE

RETAIL BUILDING HOUSING SHOPKO OPTICAL AND A FUTURE TENANT. THE PROPERTY LINES WITH BE ADJUSTED VIA A CSM TO

CREATE TWO SEPARATE PARCELS

11. The following arrangements have been made for serving the site with municipal sewer and water:

SITE IS SERVED BY MUNICIPAL WATER AND SEWER. NEW SERVICES WILL BE

EXTENDED TO BOTH SITES

12. Name, address, and tax parcel number of the owners of each parcel immediately adjacent to the boundaries of the site and each parcel within 200 feet including street and alley right-of-way of each exterior boundary of the site (see section 17.37(3)(a) of City Code.)

SEE ATTACHED

13. A scale map or survey map must be attached showing the following: (Note: This section is not required for home occupation requests; skip to 14.) (see section 17.37(2)(a) of City Code.)

- a. Location, boundaries, dimensions, uses, and size of the site and structures and its relationship to adjoining lands.
- b. The approximate location of existing structures on the site, easements, streets, alleys, off street parking, loading areas and driveways, highway access and access restrictions, existing street, side and rear yards, proposed surface drainage, grade elevations.

14. State in detail, the evidence indicating proof that the proposed conditional use shall conform to each of the standards for conditional uses set forth in section 17.37(2)(b) of the City Zoning Code.

SEE ATTACHED

WHEREFORE, the undersigned property owners hereby state that the foregoing information and all attachments to this Petition are true and correct to the best of our knowledge.

Notice to Property Owner: Conditional use permits, if granted, are subject to a 10 day appeal waiting time.

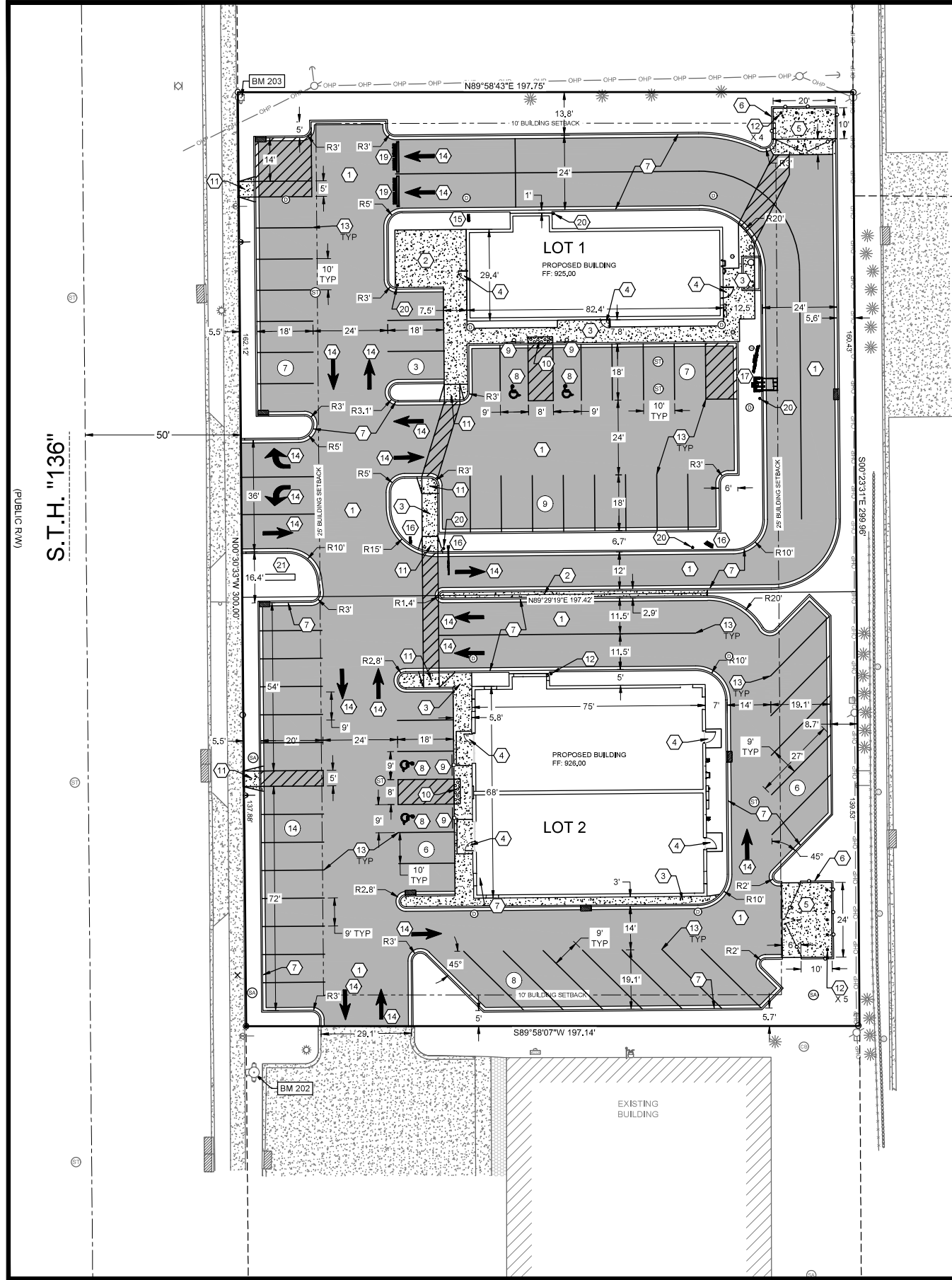
Dated this 30 day of August, 20 .

Frank S. Jaynes
Property owner

Property owner

I certify that that I have reviewed this application for completeness.

Date: _____ Zoning Administrator: _____



SITE PLAN

SHEET KEY NOTES:

- 1 STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
- 2 CONCRETE PAVEMENT/SLAB; SEE DETAIL B SHEET C6.0
- 3 CONCRETE SIDEWALK; SEE DETAIL C SHEET C6.0
- 4 STOOP LOCATION; REFER TO ARCHITECTURAL DRAWINGS
- 5 DUMPSTER PAD; SEE DETAIL D SHEET C6.0
- 6 DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL DRAWINGS
- 7 CONCRETE CURB & GUTTER; SEE DETAIL E SHEET C6.0
- 8 ADA HANDICAP STALL, SYMBOL; SEE DETAIL F SHEET C6.0
- 9 ADA HANDICAP SIGN; SEE DETAIL G SHEET C6.0
- 10 ADA HANDICAP WARNING PLATE; REFER TO DETAIL H SHEET C6.0
- 11 ADA HANDICAP RAMP; SEE DETAIL H SHEET C6.0
- 12 BOLLARD; SEE DETAIL I SHEET C6.0
- 13 4" WIDE PAINT STRIPE; COLOR BY OWNER
- 14 DIRECTIONAL ARROW; SEE DETAIL J SHEET C6.0
- 15 STARBUCKS SIGNAGE, THANK-YOU / DO NOT ENTER; REFER TO ARCHITECTURAL DRAWINGS, GENERAL CONTRACTOR TO LOCATE ALL TENANT DRIVE THRU EQUIPMENT PER TENANT INFILL DRAWINGS; SEE TENANT INFILL DRAWINGS FOR MORE INFORMATION
- 16 STARBUCKS SIGNAGE; REFER TO ARCHITECTURAL DRAWINGS, GENERAL CONTRACTOR TO LOCATE ALL TENANT DRIVE THRU EQUIPMENT PER TENANT INFILL DRAWINGS; SEE TENANT INFILL DRAWINGS FOR MORE INFORMATION
- 17 ORDER BOARD/MENU; REFER TO ARCHITECTURAL DRAWINGS, GENERAL CONTRACTOR TO LOCATE ALL TENANT DRIVE THRU EQUIPMENT PER TENANT INFILL DRAWINGS; SEE TENANT INFILL DRAWINGS FOR MORE INFORMATION
- 18 BIKE RACK; REFER TO ARCHITECTURAL DRAWINGS
- 19 PAVEMENT MARKING - DO NOT ENTER
- 20 5" STARBUCKS BOLLARD; REFER TO ARCHITECTURAL DRAWINGS
- 21 MONUMENT SIGN

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RMA
ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

PROPOSED TWO - TENANT BUILDING FOR:
STARBUCKS/SHOPKO OPTICAL
795 STATE ROAD 136
BARABOO, WISCONSIN 53913

MACH IV
ENGINEERING - SURVEYING - ENVIRONMENTAL
1000 W. STATE STREET, SUITE 200
BARABOO, WI 53513
PH: 920-568-5785, Fax: 920-568-5786
www.machiv.com
Project Number: 184522

REVISIONS

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CHECKED BY

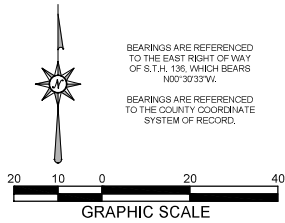
DATE
08/26/22

PROJECT NO.
225002

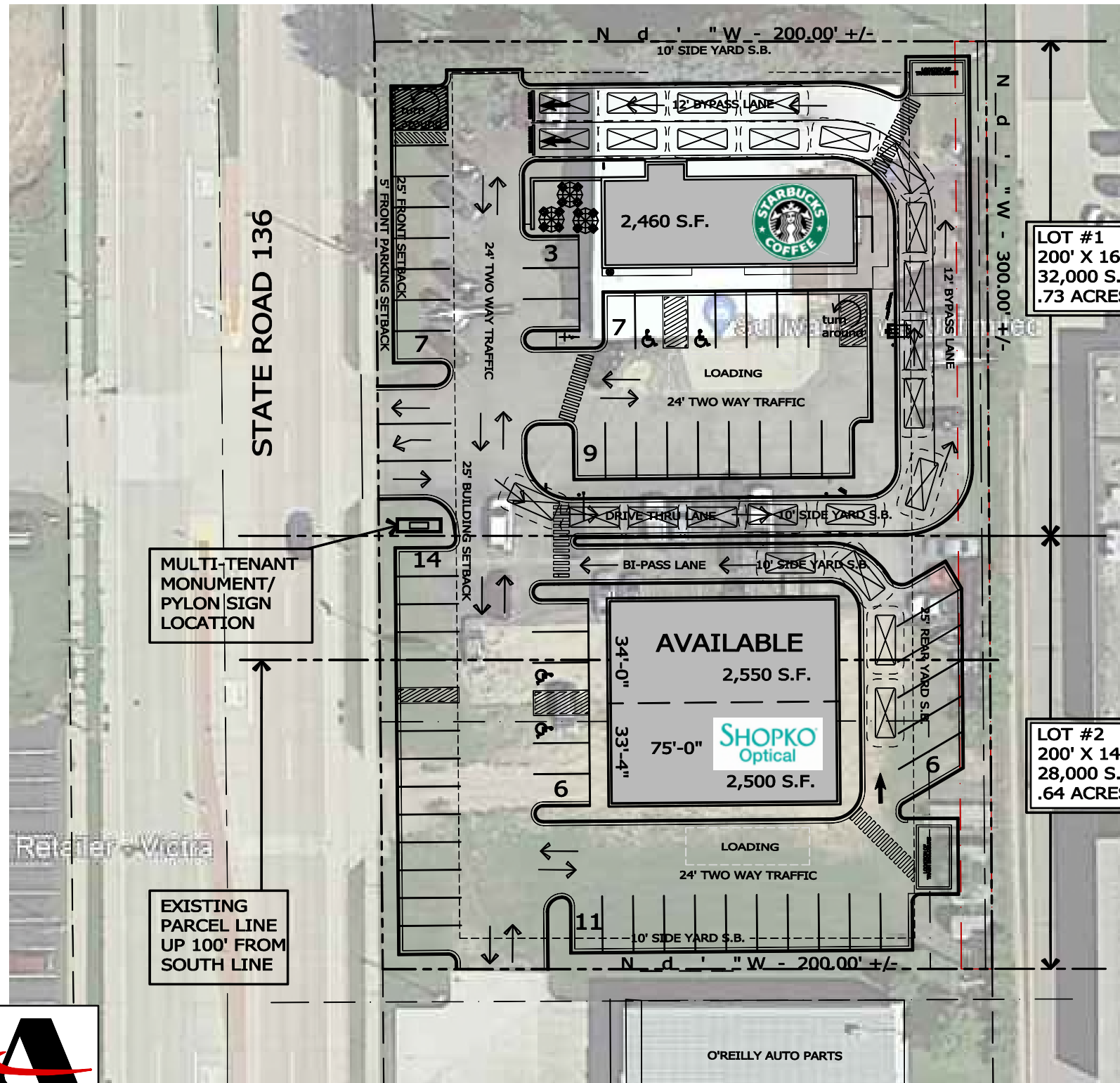
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SITE STATISTICS

PARCEL ADDRESS:	795 STATE ROAD 136
PARCEL NUMBER:	206-1152-50000 & 206-1152-31000
PARCEL SIZE:	59,228 SF (1.36 AC) - LOT 1: 31,880 SF (0.73 AC), LOT 2: 27,348 (0.63 AC)
ZONING:	B-3, HIGHWAY ORIENTED BUSINESS DISTRICT
EXISTING SITE	
GREEN SPACE:	16,499 SF (27.86%)
IMPERVIOUS AREA	
BUILDING:	6,263 SF (10.57%)
PAVEMENT:	36,466 SF (61.57%)
TOTAL IMPERVIOUS:	42,729 SF (72.14%)
PROPOSED SITE	
TOTAL DISTURBED AREA:	58,063 SF (1.33 AC)
GREEN SPACE PROVIDED:	6,552 SF (11.1%) - LOT 1: 2,279 SF (7%), LOT 2: 4,273 SF (15.6%)
IMPERVIOUS AREA	
BUILDING:	7,653 SF (12.9%) - LOT 1: 2,492 SF (8%), LOT 2: 5,161 SF (18.9%)
PAVEMENT:	45,023 SF (76.0%) - LOT 1: 27,109 SF (85%), LOT 2: 17,914 SF (65.5%)
TOTAL IMPERVIOUS:	52,676 SF (88.9%) - LOT 1: 29,601 SF (93%), LOT 2: 23,075 SF (84.4%)
PARKING PROVIDED	
PARKING SPACES REQ'D/CALCS:	1 STALL / 150 SF OF RETAIL FLOOR AREA 2,492 SF + 5,161 SF = 17 + 35 = 52 STALLS 60 STALLS; INCLUDES 4 ADA HANDICAP STALLS
PARKING SPACES PROVIDED:	LOT 1: 26 STALLS; INCLUDES 2 ADA HANDICAP STALLS LOT 2: 34 STALLS; INCLUDES 2 ADA HANDICAP STALLS

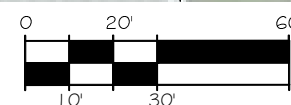


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SITE PLAN

SCALE: 1" = 20'-0"



SITE PLAN NOTES	
TOTAL SITE AREA = 1.37 ACRES, 59,677 S.F. ±	
LOT #1 = .73 ACRES, 32,000 S.F. +/-	
LOT #2 = .64 ACRES, 28,000 S.F. +/-	
BLDG. AREAS - LOT #1 =	2,460 S.F. - STARBUCKS
TOTAL BLDG LOT #1: 2,460 S.F.	
BLDG. AREA = LOT #2=	2,500 S.F. - SHOPKO OPTICAL 2,550 S.F. - AVAILABLE
TOTAL BLDG LOT #2: 5,050 S.F.	
CITY OF BARABOO ZONING: B3 - HIGHWAY ORIENTED BUSINESS DISTRICT	
MAXIMUM LOT COVERAGE = NO LIMIT	
BUILDING SETBACKS: PRINCIPAL FRONT YARD: 25' SIDE YARD MIN.: 10' REAR YARD MIN.: 25'	
ACCESSORY BUILDING SETBACKS: SIDE SETBACK: 10' REAR SETBACK: 10'	
MAXIMUM PRINCIPAL BUILDING HEIGHT: - 45'	
MAXIMUM ACCESSORY BUILDING HEIGHT - 2 STORIES/15'	
PARKING REQUIREMENTS RESTAURANTS/ RETAIL: 1 SPACES FOR EVERY 150 S.F. OF RETAIL FLOOR AREA	
9'X18' STALLS 24' WIDE TWO WAY DRIVES @ 90 DEG. PARKING 12' ONE WAY DRIVES	
PARKING STALLS REQ'D LOT #1 =	18
PARKING STALLS PROVIDED =	26 (10.57/K)
PARKING STALLS REQ'D LOT #2 =	34
PARKING STALLS PROVIDED =	37 (7.33/K)
TOTAL PARKING = 63 (8.39/K)	



LOCATION PLAN

SCALE: NONE

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ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

SHOPKO
Optical

PROPOSED TWO - TENANT BUILDING FOR:
SHOPKO OPTICAL/ AVAILABLE
795 STATE ROAD 136
BARABOO, WISCONSIN 53913

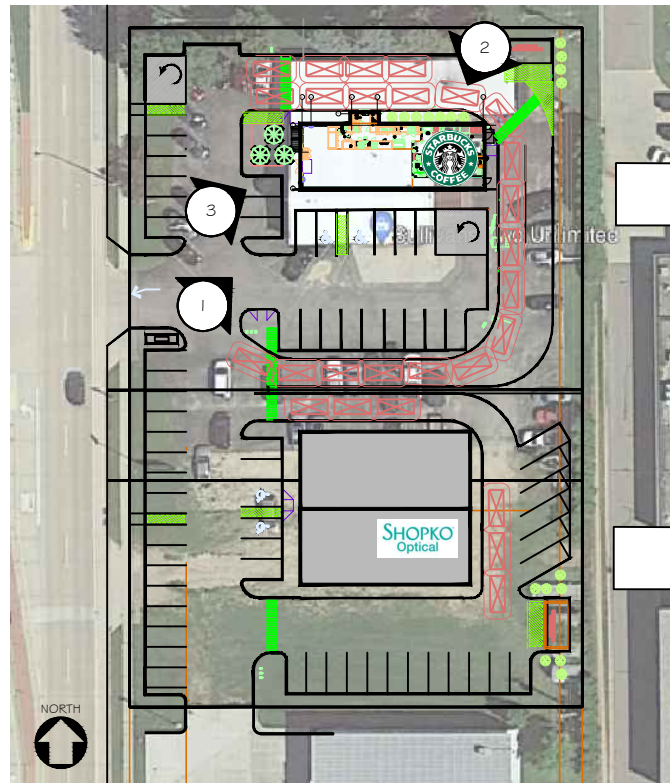
REVISIONS

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TFM
CHECKED BY
TFM

DATE
06/28/22

PROJECT NO.
225015

SP1.1



1 SOUTHWEST ELEVATION @ MAIN ENTRY
N.T.S



2 NORTHEAST ELEVATION @ DRIVE THRU
N.T.S



3 SOUTHWEST ELEVATION @ PATIO
N.T.S

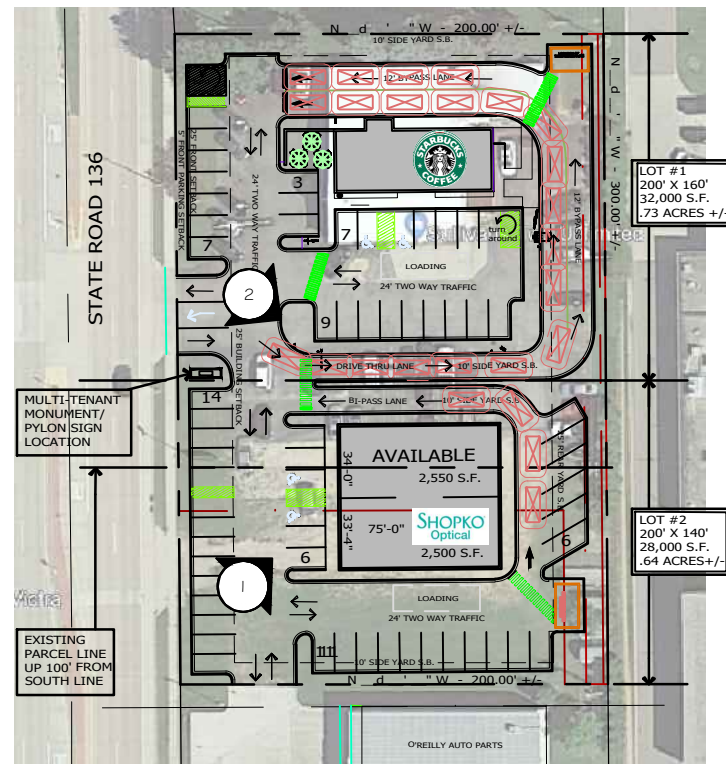
JUNE 13, 2022

STARBUCKS - BARABOO, WI
795 STATE ROAD BARABOO, WISCONSIN 53913



SHOPKO
Optical

Alliance
DEVELOPMENT



3 SITE PLAN
N.T.S.



2 NORTHWEST ELEVATION
N.T.S.



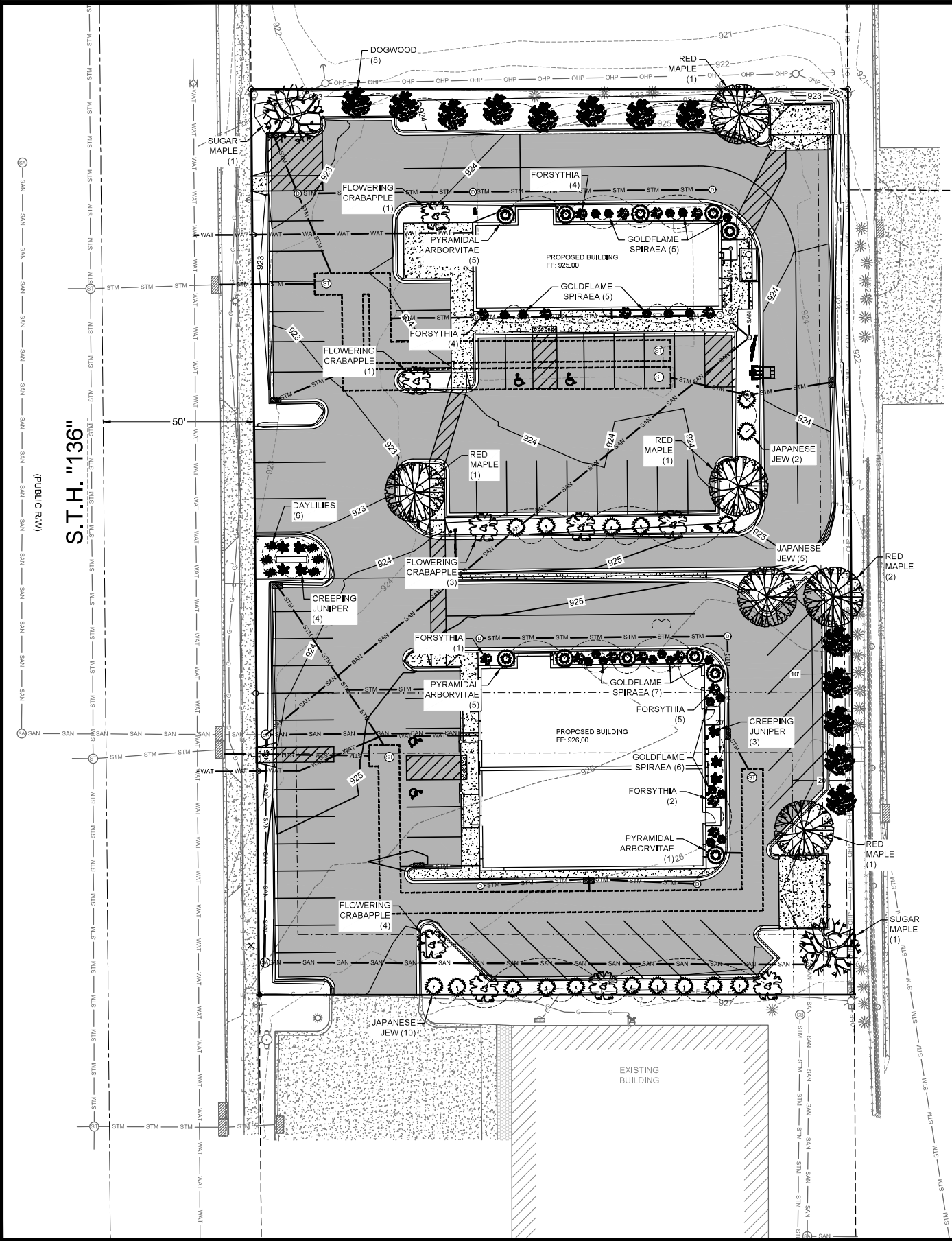
1 SOUTHWEST ELEVATION
N.T.S.

JUNE 29, 2022

SHOPKO OPTICAL/AVAILABLE
795 STATE ROAD 136 BARABOO, WISCONSIN 53913

RMA ARCHITECTS, INC. • 1050 SOUTH GRIDER STREET • APPLETON, WISCONSIN 54914 • 920.364.9850

RMA
ARCHITECTS



SHEET KEY NOTES:

- ① 6" DIAMETER SPADE EDGE & 3" HARDWOOD MULCH
- ② PROFESSIONAL GRADE EDGING
- ③ 1½" RIVER ROCK WITH WEED BARRIER FABRIC

PLANT TABLE

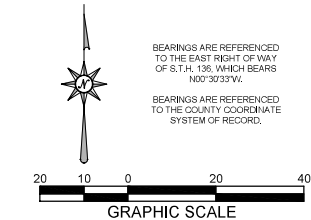
SYMBOL	COMMON NAME (POINTS)	SCIENTIFIC NAME	QUANTITY	SIZE	MAX. HT.	MAX. DIA.
●	SUGAR MAPLE (75)	ACER SACCHARUM	2	2"	50'-70'	30'-45'
●	RED MAPLE (30)	ACER RUBRUM	6	1 1/2"	50'-70'	30'-45'
●	DOGWOOD (5)	CORNUS	13	36"	10'-15'	10'-15'
●	FLOWERING CRABAPPLE (10)	MALUS 'ROSACEAE'	9	4"	20'	15'
●	JAPANESE YEW (5)	TAXUS CUSPIDATA	17	18"	4'-6'	6'-8'
●	CREeping JUNIPER (3)	JUNIPER HORIZONTALIS	7	12"	6'-18"	3'-5'
●	PYRAMIDAL ARBORVITAE (12)	THUJA OCCIDENTALIS 'PYRAMIDALIS'	11	3"	12'-25'	3'-6'
●	GOLDFLAME SPIRAEA (1)	SPIRAEA X BUMALDA 'GOLDFLAME'	23	18"	2'-4'	2'-4'
●	DAYLILIES (3)	HEMEROCALLIS	6	1 GAL.	28"-34"	18"-24"
●	FORSYTHIA (3)	FORSYTHIA	16	24"	4'-6'	3'-5'

LANDSCAPE REQUIREMENTS

FOUNDATION	REQUIRED:	PROVIDED:
40 POINTS PER 100 LF OF BUILDING FOUNDATION (NO CLIMAX / TALL TREES, WITH 10')		
LOT 1 - BUILDING 1: 234 LF / 100 LF X 40 POINTS =	94 POINTS	94 POINTS
LOT 2 - BUILDING 2: 294 LF / 100 LF X 40 POINTS =	118 POINTS	118 POINTS
DEVELOPED LOTS		
10 POINTS PER 1,000 SF GROSS FLOOR AREA		
LOT 1 - BUILDING 1: 2,492 SF / 1,000 SF X 10 POINTS =	25 POINTS	42 POINTS
LOT 2 - BUILDING 2: 5,161 SF / 1,000 SF X 10 POINTS =	52 POINTS	55 POINTS
STREET FRONTAGE		
40 POINTS PER 100 LF (50% CLIMAX / TALL TREES AND 30% MEDIUM TREES)		
LOT 1 - 162.19 LF / 100 LF X 40 POINTS =	65 POINTS	75 POINTS
LOT 2 - 137.81 LF / 100 LF X 40 POINTS =	55 POINTS	75 POINTS
PAVED AREA		
80 POINTS / 10,000 SF OR EVERY 20 STALLS (WHICHEVER IS GREATER) (30% CLIMAX / TALL TREES AND 40% SHRUBS, WITHIN 10') (360 SF FOR EVERY 100 POINTS, NOT CONTIGUOUS)		
LOT 1 - 20 STALLS		
26 STALLS / 20 STALLS X 80 POINTS = 104 POINTS		
10,000 SF		
22,893 SF / 10,000 SF X 80 POINTS =	183 POINTS	185 POINTS
LOT 2 - 20 STALLS		
37 STALLS / 20 STALLS X 80 POINTS =	148 POINTS	150 POINTS
10,000 SF		
17,686 SF / 10,000 SF X 80 POINTS = 142 POINTS		
PERMANENTLY PROTECTED GREEN SPACE		
NOT APPLICABLE		
REFORESTATION		
NOT APPLICABLE		
BUFFER YARD		
NOT REQUIRED		
TOTAL	740 POINTS	794 POINTS

LANDSCAPE NOTES

- DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY RATHER THAN AT INITIAL PLANTING SIZES.
- THE PLANT LIST IS INTENDED AS A GUIDE FOR THE CONTRACTOR. IN THE EVENT OF DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE GREATER NUMBER SHALL APPLY.
- ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING UTILITIES OR SITE OBSTRUCTIONS. REVIEW WITH ARCHITECT BEFORE ADJUSTMENTS ARE MADE.
- ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM HEIGHT, SPREAD AND HABIT OF GROWTH. FOR GROUND COVER LOCATIONS, FILL AREA WITH QUANTITY OF PLANTS DESIGNATED, EVENLY SPACED.
- A MINIMUM OF 12" DEPTH OF 50% TOPSOIL AND 50% COMPOST SHALL BE PLACED IN ALL BED AREAS BY THE CONTRACTOR PRIOR TO PLANT INSTALLATION.
- MULCH TREES WITH MIN. 3" DEPTH OF GRAVEL OR HARDWOOD MULCH AS NOTED ON PLAN AND PER DETAILS. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO FACE OF SITE STRUCTURES - WALKS, BUILDING, OR OTHER PLANT BED LIMITS.
- PROTECT EXISTING LAWN AREAS. REPAIR ANY CONTRACT RELATED DAMAGE TO LAWN AREAS.
- THE CONTRACTOR SHALL MAINTAIN ALL PLANTS AND BEDS FOR A 60 DAY PERIOD AFTER ACCEPTANCE OF THE WORK BY THE ARCHITECT. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE OF ACCEPTANCE. BEFORE END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES, SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
- SEED ALL DISTURBED AREAS WITH Wdot No. 40 GRASS MIX.



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LANDSCAPE PLAN

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RMA
ARCHITECTS
1050 SOUTH GRIDER STREET
APPLETON, WISCONSIN 54914
PHONE: 920-364-9850

SHOPKO
Optical



PROPOSED TWO - TENANT BUILDING FOR:
STARBUCKS/SHOPKO OPTICAL
795 STATE ROAD 136
BARABOO, WISCONSIN 53913

MACHIV
ENGINEERING - SURVEYING - ENVIRONMENTAL
1000 N. MONROE STREET
PO BOX 54313
WISCONSIN 53554
PH: 920-565-5755, Fax:
920-565-5756
www.machiv.com
Project Number: 185252

REVISIONS

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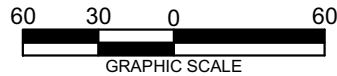
DATE
08/26/22

PROJECT NO.
225002

L1.0

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 556 (DOC. #414383-MAP #556), AND ALL OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5890, (DOC. #1000321-MAP #5890), BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T11N-R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.



N 1/4 CORNER
SECTION 3,
T11N-R6E
(FD. ALUMINUM
CAP MON.)

BEARINGS ARE REFERENCED
TO THE EAST RIGHT OF WAY
OF S.T.H. 136, WHICH BEARS
N00°30'33"W.
BEARINGS ARE REFERENCED
TO THE COUNTY COORDINATE
SYSTEM OF RECORD.



UNPLATTED LANDS

N89°58'43"E
35.59'

50'

S.T.H. 136

N00°15'05"W 2789.38'

50'

743.74'

N00°30'33"W 86.75'

N00°30'33"W 300.00'

137.80'

100.00'

S00°30'33"E 332.37'

N89°51'24"E 2644.26'

37.80'

162.20'

N00°30'33"W 86.75'

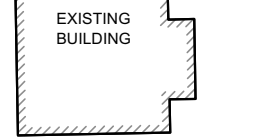
N00°30'33"W 300.00'

N00°30'33"W 86.75'

N00°30'33"W 86.75'

LOT 1
31880 SF.
0.30 AC.

LOT 1
3-CSM-556



COMMUNICATION
EASEMENT
(DOC. #1010590)

N89°29'27"E 197.42'

197.34'

S89°53'32"W

LOT 2
27348 SF.
0.30 AC.

SEWER EASEMENT
RELOCATION
LOT 1
34-CSM-5890

20'

SHEDS

S89°58'07"W 197.14'

LOT 2
34-CSM-5890

S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

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S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

S00°30'33"E 332.37'

N00°30'23"W 73.68'

160.51'

10'

S00°23'31"E 299.96'

39.18'

139.45'

100.27'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

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S00°23'31"E 150.03'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

S00°23'31"E 150.03'

LOT 10
BARABOO INDUSTRIAL PARK

LOT 9
BARABOO INDUSTRIAL PARK

LEGEND

- 1.32"X18" IRON PIPE WITH CAP,
WEIGHING 1.13 # / L.F. SET
- 3/4" IRON PIPE FOUND
- × SAW CROSS FOUND
- ⊙ 1" IRON PIPE FOUND
- ⊕ MONUMENT FOUND, TYPE NOTED

CENTER SEC. 3,
T11N-R6E
(FD. MAG NAIL)

EAST 1/4 SEC. 3,
T11N-R6E
(FD. MAG NAIL)

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL

2260 Salscheider Court Green Bay, WI
54313 PH: 920-569-5765; FAX: 920-569-5767
www.mach-iv.com

CLIENT: BARABOO STARBUCKS

DRAFTED BY: RJO

TAX PARCEL NO.: 206-1152-50000 AND 206-1152-31000

SCALE:

1"=60'

SHEET: 1 OF 3

PROJECT NO. 1953-01-22

DRAWING NO. 1719

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 556 (DOC. #414383-MAP #556), AND ALL OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5890, (DOC. #1000321-MAP #5890), BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T11N-R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, RANDALL J. OETTINGER, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED ALL OF LOT 1 OF VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 556 (DOC. #414383-MAP #556), AND ALL OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5890, (DOC. #1000321-MAP #5890), BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T11N-R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 OF SECTION 3, T11N-R6E; THENCE S00°15'05"E, 2045.64 FEET ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE N89°58'43"E, 35.59 FEET TO THE EAST RIGHT OF WAY OF S.T.H. 12 AND THE POINT OF BEGINNING; THENCE CONTINUING N89°58'43"E, 197.75 FEET ALONG THE NORTH LINE OF LOT 1 OF VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 556 (MAP #556-DOC. # 414383), SAUK COUNTY RECORDS; THENCE S00°23'31"E, 299.96 FEET ALONG THE EAST LINE OF SAID LOT AND ALSO LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE, 5890 (MAP #5890-DOC. #10000321), SAUK COUNTY RECORDS; THENCE S89°58'07"W, 197.14 FEET ALONG THE SOUTH LINE OF SAID LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5890; THENCE N00°30'33"W, 300.00 FEET ALONG SAID LOTS AND RIGHT OF WAY TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 59,228 SQ. FT. \ 1.36 ACRES OF LAND, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEY AND THE DIVISION THEREOF. THAT I HAVE MADE SUCH A SURVEY AND PLAT BY THE DIRECTION OF THE OWNERS LISTED HEREON. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236, SECTION 236.34 OF THE WISCONSIN STATUTES, THE CITY OF BARABOO AND SAUK COUNTY IN SURVEYING AND MAPPING THE SAME.

RANDALL J. OETTINGER S-2349
AUGUST 30, 2022

CITY RESOLUTION:

RESOLVED THAT THIS CERTIFIED SURVEY MAP, ATTACHED HERETO, AND FILED WITH THE CITY OF BARABOO, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BARABOO, WISCONSIN.

APPROVED BY:
PLANNING COMMISSION-CITY OF BARABOO

PLANNING COMMISSION REPRESENTATIVE

I HEREBY CERTIFY THAT THE FORGOING RESOLUTION WAS ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF BARABOO, WISCONSIN, ON THE ____ DAY OF _____, 20__.

CLERK

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF VOLUME 3, CERTIFIED SURVEY MAPS, PAGE 556 (DOC. #414383-MAP #556), AND ALL OF LOT 1 OF VOLUME 34, CERTIFIED SURVEY MAPS, PAGE 5890, (DOC. #1000321-MAP #5890), BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, T11N-R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

NAK ENTERPRISES LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, DOES HEREBY CERTIFY THAT SAID LIMITED LIABILITY COMPANY CAUSED THE EASEMENTS TO BE GRANTED AND THE LAND ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. NAK ENTERPRISES LLC DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE CITY OF BARABOO FOR APPROVAL OR OBJECTION IN ACCORDANCE WITH CURRENT LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, THE SAID NAK ENTERPRISES LLC HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS MEMBER, ON THIS ____ DAY OF _____, 20__.

MEMBER-NAK ENTERPRISES LLC

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, THE ABOVE NAMED MEMBER OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED THAT HE EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

STATE OF WISCONSIN]

] SS

COUNTY OF _____]



2260 Salscheider Court Green Bay, WI
54313 PH: 920-569-5765; Fax: 920-569-5767
www.mach-iv.com

CLIENT: BARABOO STARBUCKS

DRAFTED BY: RJO

TAX PARCEL NO.: 206-1152-50000 AND 206-1152-31000

SCALE:

SHEET: 3 OF 3

PROJECT NO. 1953-01-22

DRAWING NO. 1719



LIST OF DRAWINGS
A0.1 - AERIAL
A0.2 - FIRST FLOOR PLAN
A0.3 - 2ND - 5TH FLOOR PLAN
A0.4 - BASEMENT PLAN
A0.5 - VISUALIZATION

DOWNTOWN
BARABOO WI
REDEVELOPMENT

DATE OF ISSUE:	08/01/22
REVISIONS:	
PROJECT #	00000

AERIAL

A0.1

**DOWNTOWN
BARABOO WI
REDEVELOPMENT**

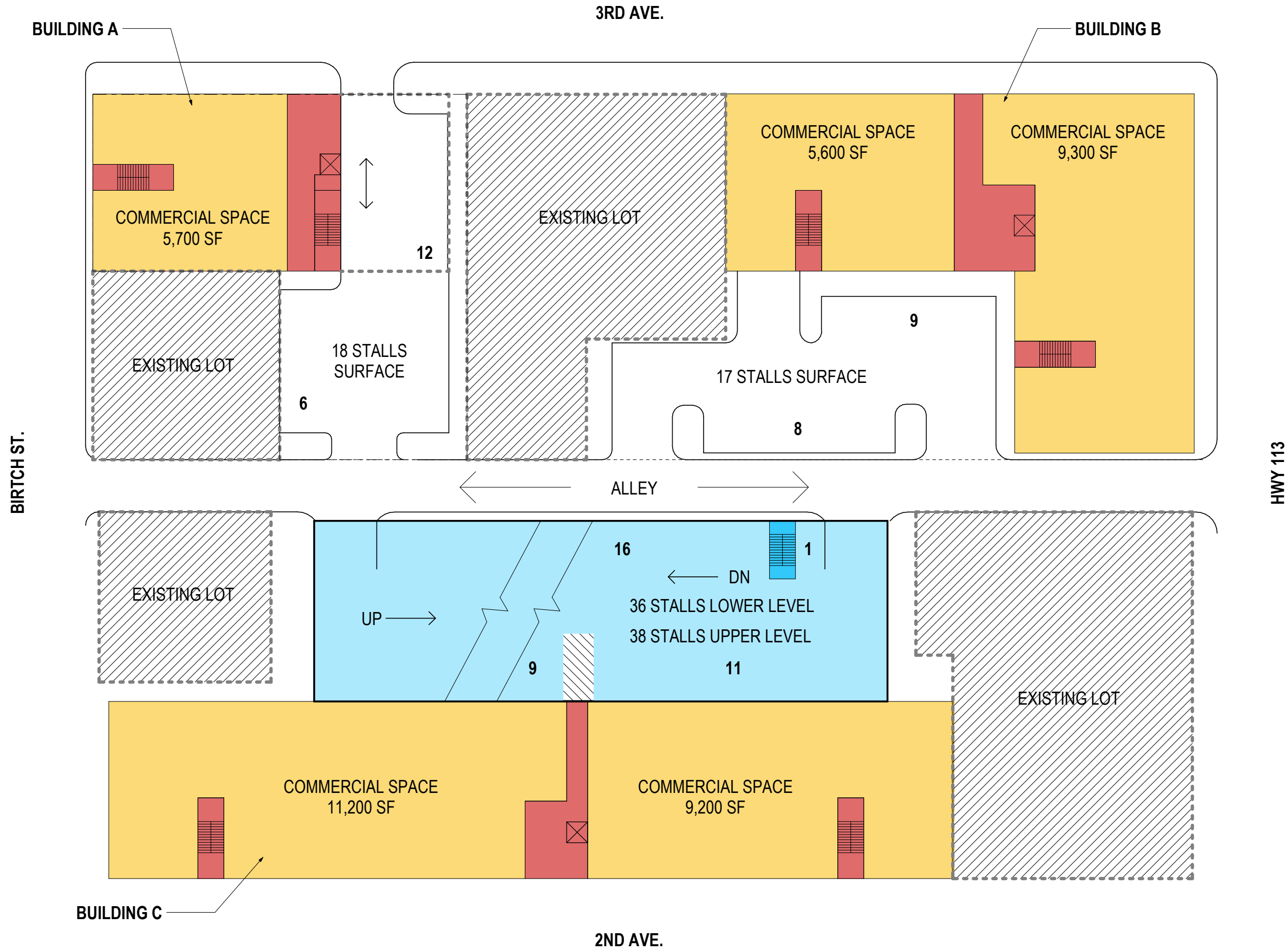
DATE OF ISSUE: 08/01/22

REVISIONS:

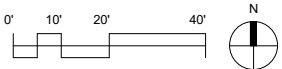
PROJECT # 00000

**FIRST FLOOR
REDEVELOPMENT**

A0.2



1 FIRST FLOOR PLAN
1" = 20'-0"



DOWNTOWN
BARABOO WI
REDEVELOPMENT

DATE OF ISSUE: 08/01/22

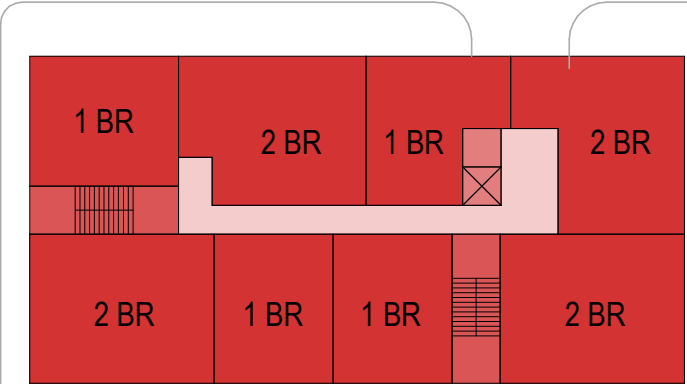
REVISIONS:	

PROJECT # 00000

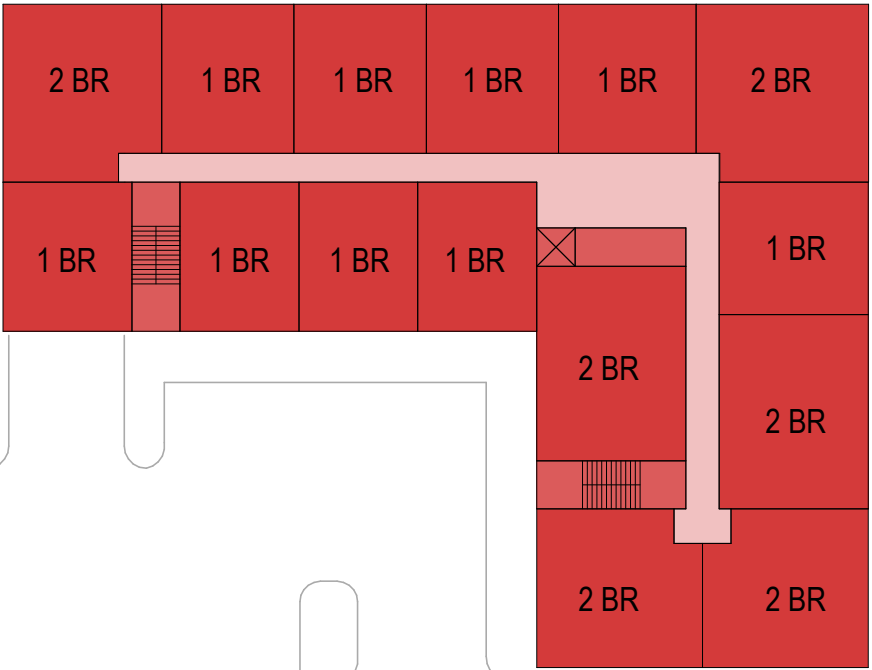
2ND - 5TH FLOOR
PLAN
REDEVELOPMENT

A0.3

BUILDING A



BUILDING B



ALLEY

PARKING STRUCTURE BELOW

APT. BUILDING A	1BRD	2BDR	TOTAL
2ND	4	4	8
3RD	4	4	8
4TH	4	4	8
5TH	4	4	8

BUILDING TOTAL 16 16 32
BUILDING FOOTPRINT = 9,200 SF

APT. BUILDING B	1BRD	2BDR	TOTAL
2ND	6	9	15
3RD	6	9	15
4TH	6	9	15
5TH	6	9	15

BUILDING TOTAL 24 36 60
BUILDING FOOTPRINT = 17,000 SF

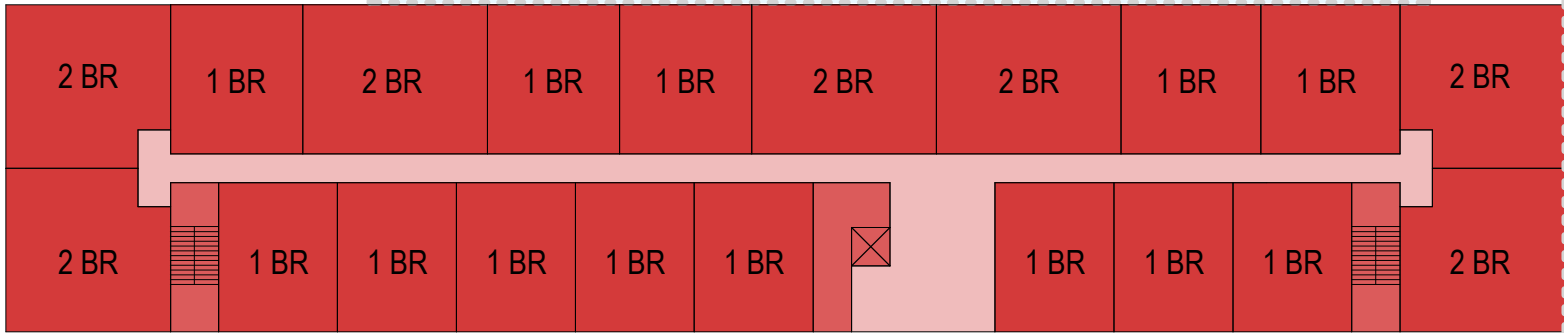
APT. BUILDING C	1BRD	2BDR	TOTAL
2ND	13	7	20
3RD	13	7	20
4TH	13	7	20
5TH	13	7	20

BUILDING TOTAL 54 28 80
BUILDING FOOTPRINT = 22,000 SF

TOTAL DVOP.	1BRD	2BDR	TOTAL
	104	68	172

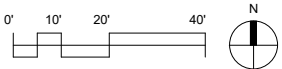
TOTAL BUILDINGS FOOTPRINT = 48,200 SF

BUILDING C



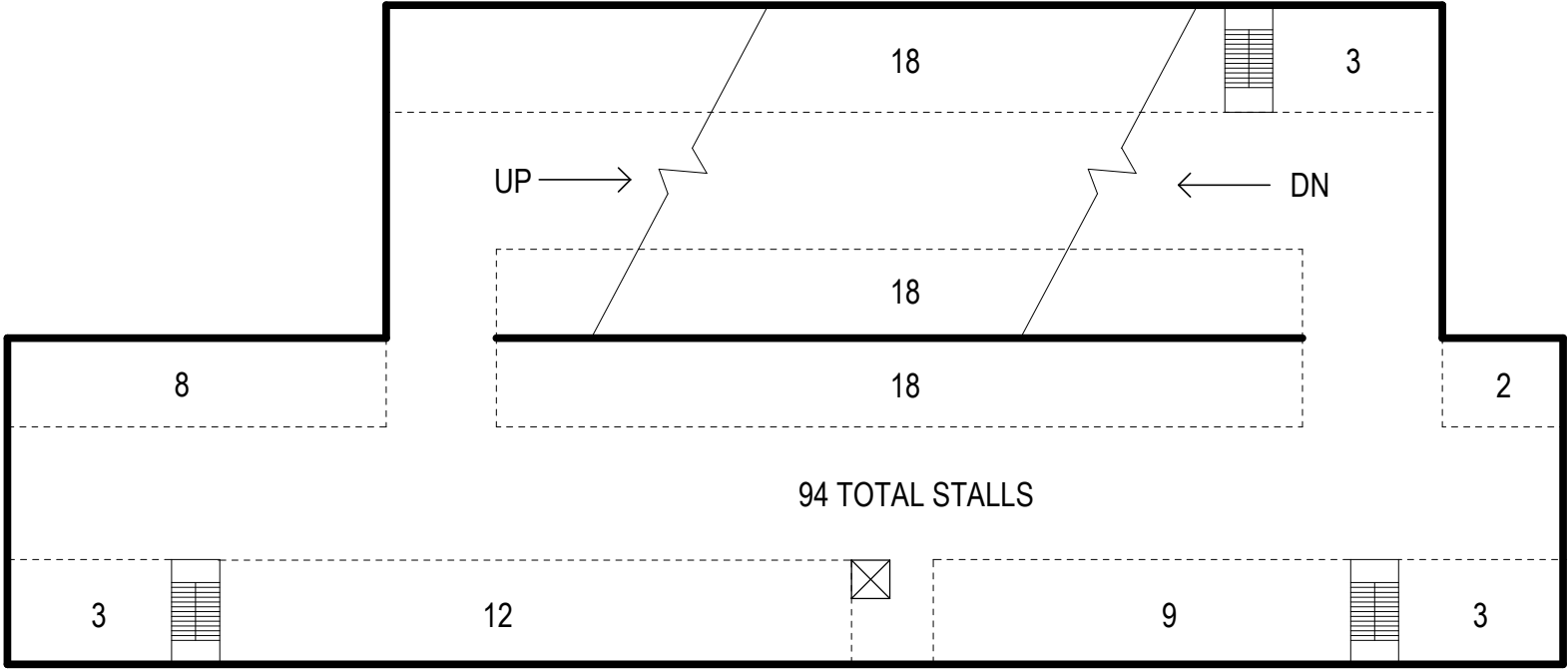
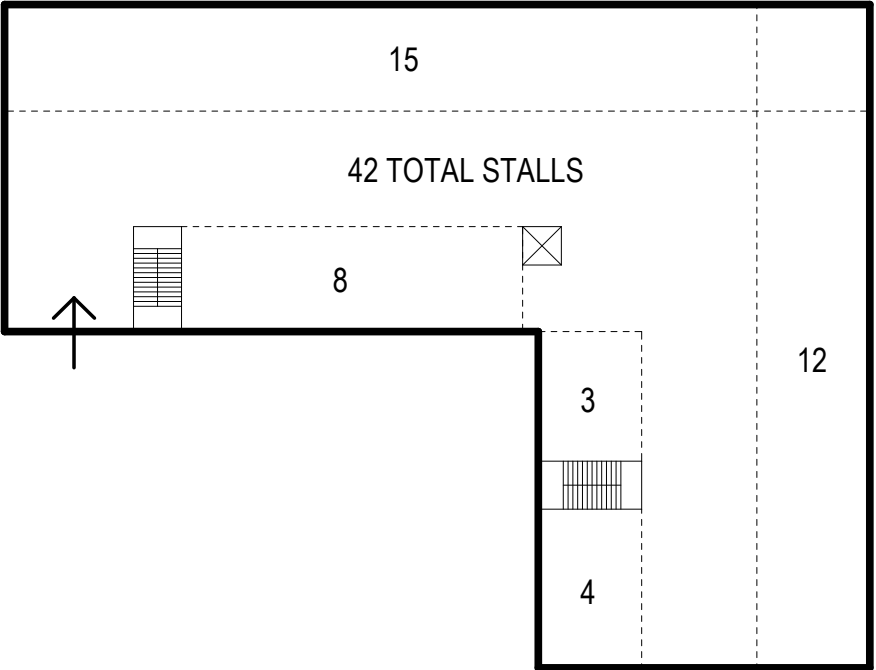
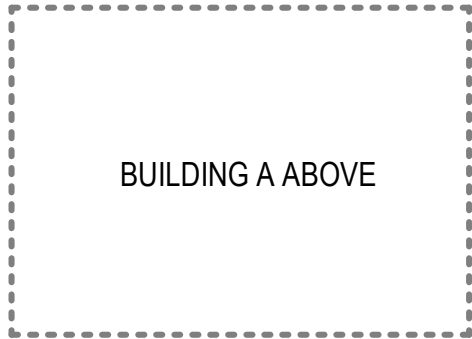
1 THIRD FLOOR PLAN

1" = 20'-0"



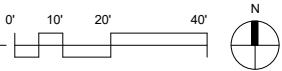
BM 300/Dimension IV Staff Project: 2017/2206 - KSJ Baraboo Redevelopment - 3rd Avenue N

8/1/2022 4:18:07 PM



TOTAL UNDERGROUND PARKING = 136 STALLS

1 00-BASEMENT
1" = 20'-0"



DOWNTOWN
BARABOO WI
REDEVELOPMENT

DATE OF ISSUE: 07/09/2017

REVISIONS:

PROJECT # 00000

BASEMENT FLOOR
PLAN

A0.4

**DOWNTOWN
BARABOO WI
REDEVELOPMENT**

DATE OF ISSUE: 08/01/22

REVISIONS:

PROJECT # 00000

VISUALIZATION

A0.5



CONCEPT VISUALIZATION



CONCEPT VISUALIZATION

Baraboo Bluff Condominium

- City of Baraboo • General Development Plan (GDP) & Specific Implementation Plan (SIP) of Proposed Development •
 - Submitted September 9, 2022 •

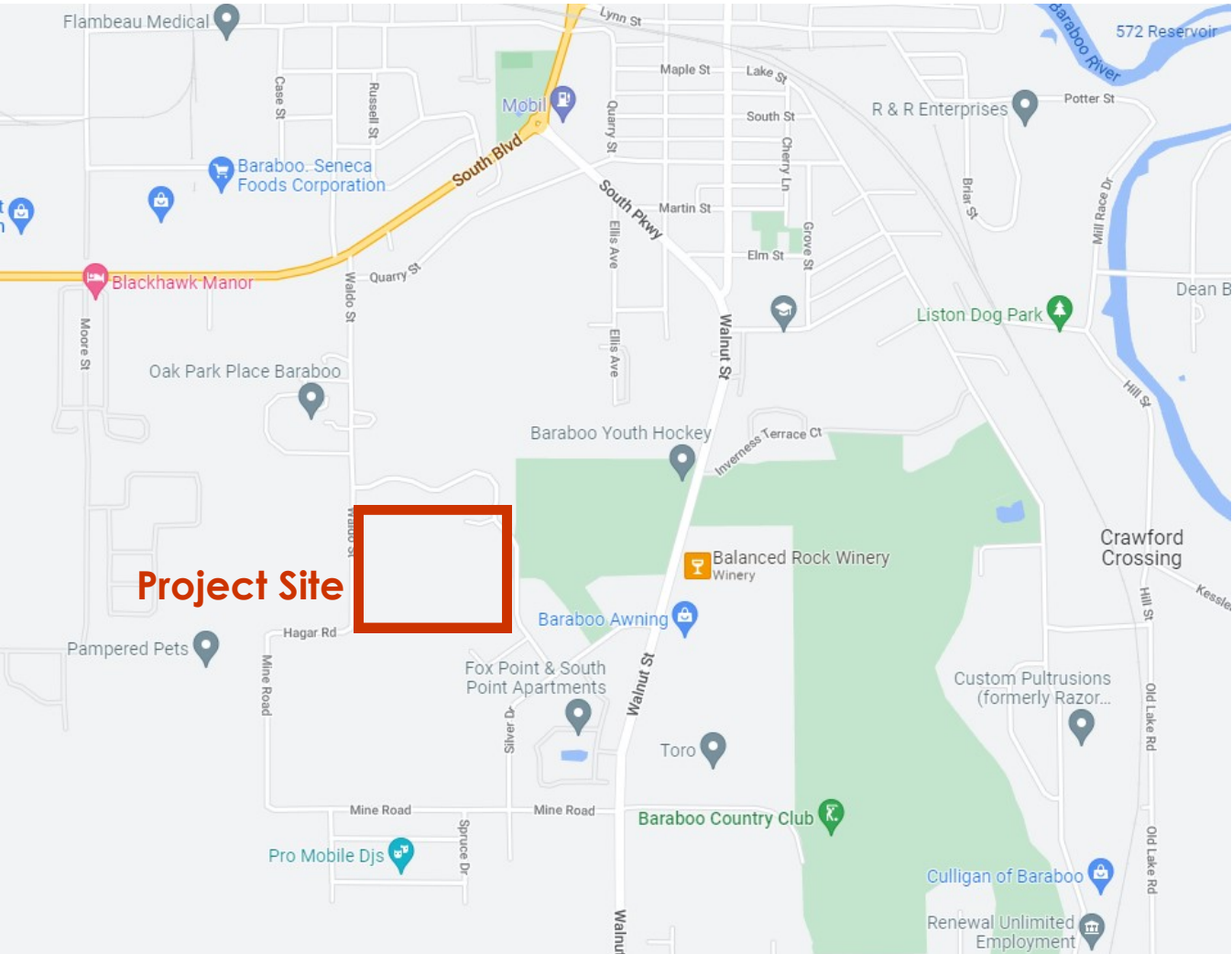


Table of Contents

General Development Plan Submittal	1
Specific Implementation Plan Submittal.....	2
Comprehensive Plan Land Use Location Map.....	Appendix A
Concept Plan.....	Appendix B
Typical Sections	Appendix C

Developer

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General Development Plan & Specific Implementation Plan

Written Description

This General Development Plan submittal packet for the Baraboo Bluffs Condominium development project contains a location map as part of the Baraboo Land Use Map, an existing conditions map, site concept plan and a general written description of the proposed development. The narrative below includes all the elements pertinent to this general development plan. This General Development Plan (GDP) and Specific Implementation Plan (PIP) will be submitted for review to the Zoning Administrator, Plan Commission, and Common Council.

General Description and Themes

The proposed Baraboo Bluffs Condominium development will be a new neighborhood on the south side of Baraboo consisting of approximately 85 residential dwelling units. The development is near existing Pierce Park and other community facilities. The development will include private streets. The dwelling units will be nestled into the existing hill. The development will be for Seniors featuring two and three dwelling unit residential buildings. This will allow for the development of affordable family homes. The development will include recreational green space, a clubhouse, playground, pedestrian paths and a pickleball area.

There will be a variety of dwelling units; typically two-story buildings. Several dwelling units will have exposed, accessible basement units that the hillside grading will open up to. Typical dwelling units will range from approximately 1,350 square feet to 2,200 square feet with two to three bedrooms, two bathrooms, and attached garages.

The floor plans will be open for maximum flexibility. Bedrooms will be on the upper level with several units having master bedrooms on the main floor. The units will have patios and porches to connect to the outside environment.

The exterior will be of a traditional and craftsman design. There will be a variety of building design images. The buildings will have sloped roofs with dimensional shingles. The exteriors will have a variety of low-maintenance finishes, including SmartSide siding, vinyl windows, masonry and cultured stone. A rendering of the duplex units is included in the

Building Type	Approximate Number of Buildings	Units
Two Unit Condo	14	28
Three-Unit Condo	19	57
Clubhouse	1	

appendix.

The development will include a Condominium Plat with Condominium declarations, and be constructed in phases. The table below list the number of buildings by type and number of dwelling units.

Residential and Non-Residential Densities

The combined acreage of the three parcels involved in the development is 19.06 acres. Building types are summarized in the table below. With 85 dwelling units, the net density of the residential lots is approximately 4.46 dwelling units per acre.

The total impervious surface on this proposed development will be 353,510 square feet or 8.1 acres, which is 42.6% of the area. This includes the dwelling unit footprint, the driveways, the sidewalks and the roads.

Treatment of Natural Features

The open space included in the Waldo Street Road development is planned to be used for passive recreation (pedestrian paths) and stormwater management. The stormwater management areas are proposed to fall within the eastern portion of the site and encompassed by the pedestrian paths. The stormwater management goals and objectives for the planned area include:

- Prevent increases in stormwater runoff rates;
- Improve and preserve water quality in all water bodies;
- Maintain natural flows; and
- Protect and enhance fish and wildlife habitat.

The stormwater system will be designed to meet regulatory requirements and will be designed to accommodate the 1-year through 100-year storm events.

Relationship to Nearby Properties and Public Streets

The proposed development is located in the southern part of the City between Waldo Street and Parkside Avenue. The development is bordered to the north, east and south by single family residential lots zoned R-1A. The parcel to the west is undeveloped, but like this development is shown to be a single family planned neighborhood in the comprehensive plan. To the south is property located in the Town of Baraboo and zoned Agricultural.

The adjoining road network is able to accommodate additional development, with Waldo Street to the west and Parkside Avenue to the east. Waldo Street has direct access to South Boulevard which connects to the downtown and to the west side commercial district. Parkside connects to Silver Drive which then connects to Walnut Street, which is also known as STH 123. This route connects the development to Devil's Lake State Park to the south and downtown Baraboo to the north. These routes make an array of shops and restaurants just a short drive from the proposed development by car.

The proposed east-west street through the development will connect to Waldo Street and Parkside Avenue. Public utilities are readily available to

serve the development. There is water main on both Waldo Street and Parkside Avenue and sanitary sewer on Parkside Avenue. Sanitary sewer would be extended from Parkside Avenue. The water main would connect to the existing mains on Waldo Street and Parkside Avenue creating a desired water main loop.

All of these existing conditions make the proposed development well-suited to the area.

Relationship to City's Comprehensive Plan

The City of Baraboo's Comprehensive Plan adopted in July 2005 set in motion the plan development process and established a planned land use map. The Planned Land Use Map identifies the proposed Waldo Street Residential Development, located east of Waldo Street and south/ west of Parkside, as Planned Neighborhood. The project is consistent with the adopted Comprehensive Plan.

Planned Neighborhood in the Comprehensive Plan states that traditional neighborhoods should include a mixture of single-family residential development combined with one or more of the following: two-family/ townhouse residential, mixed residential, neighborhood office, neighborhood commercial, institutional, park and open spaces. The goal of the Planned Neighborhood is for 70 percent of the dwelling units be single-family, 10 percent two-family and the remaining 20 percent as multi-family units. The project is consistent with the Comprehensive Plan.

Comprehensive Plan Goals, Objectives and Policies this project will meet:

C. Land Use Goals, Objectives and Policies:

Goal: Enhance and maintain the City's unique neighborhoods.
Objective: Design livable neighborhoods that are pedestrian orientated and are generally located within a 10-minute walk of a public park, open space or greenway.

Goal: Maintain the City as a predominantly single family community.
Objective: Incorporate general neighborhood design standards to provide for a minimum of 70% single family dwelling units, a maximum of 25% multiple family apartment dwelling units, and a maximum of 15% attached single family, duplex, two-flat, townhouse, and condo dwelling units in each new "planned neighborhood".

Goal: Create an efficient and sustainable development pattern.
Objective: Promote redevelopment, rehabilitation, and infill opportunities in the downtown square, along the Water Street/Baraboo River corridor, aging commercial areas on South Boulevard, and STH 33, and scattered infill site in the community to preserve the City's character as a free-standing, compact community with defined edges.
Objective: Ensure that conflicts between neighboring land uses are minimized with logical land use transitions and buffer yards.
Objective: Require all new development within Baraboo's long-term growth area to be served with the full array of municipal services, including sanitary sewer, storm sewer, municipal water, police, fire and garbage collection.
Objective: Coordinate land development with transportation system

Relationship to Comprehensive Plan cont'd.

This project will be consistent with the Land Use Policies of section C of the Comprehensive Plan, specifically:

Policy 2—Detailed Development Plan Policies.

- b. The City should require detailed development plans to be prepared and adopted by the City Plan Commission and Common Council.
- c. In Planned Neighborhoods, encourage the utilization of traditional neighborhood design concepts including a full range of housing types.

Policy 3—Land Use Planning Policies.

- a. Encourage/promote infill development.
- b. Strive for compatible adjacent land uses.
- c. Incompatible land uses should be buffered from each other through strategic use of plant materials, decorative fences, walls or berms.
- d. Require new development to include high quality building design, landscaping and signage.

This project will be consistent with the Planned Land Use Programs and Recommendations of section D of the Comprehensive Plan, specifically:

Policy 2—Land Use Recommendations for the Peripheral Area.

Residential Development—recommend the use of Planned Neighborhoods to accommodate future residential development.

Neighborhood Plans—recommend new area of development be developed as neighborhoods, rather than merely as an assemblage of subdivisions. Encourage the variety of housing choices and mix in parks and other non-residential uses deemed appropriate.

Southwest Planned Neighborhoods—This area is envisioned for a mix of single-family, two-family and mixed residential development. Strong pedestrian connections should be established. The detailed neighborhood plans should take advantage of the natural features such as topography, neighborhood focal points and recreational opportunities. Access to be provided by a new street coming off of Waldo Street as well as internal streets and sidewalks.

This project will be consistent with the Community Character and Design Policy of Section E of the Comprehensive Plan, specifically:

- 1. Community Character Components
The proposed project will be consistent with Density and intensity, building scale, building location, architecture, signage, and landscaping.
- 2. Community Edges
The proposed project will be consistent with the outer edges policy as this project will be in the southwest corner of the City.

Transportation Goals, Objectives and Policies:

- Goal:** Provide a safe and efficient transportation system that meets the needs of multiple users in and around the City.
- Goal:** Develop and maintain a comprehensive system of bicycle and pedestrian facilities in the Baraboo Area.
- Objective:** Ensure that transportation system improvements are coordinated with land development.
- Objective:** Provide a quality transportation system for the growth area identified on the Planned Land Use Map that results in safe and convenient

- access between neighborhoods, employment centers, schools, service centers and recreational centers.
- Objective:** Encourage pedestrian-orientated neighborhood designs that support a range of transportation choices as new developments are platted and existing neighborhoods are revitalized.
- Objective:** Plan and implement a comprehensive network of sidewalks and bicycle routes in the City that serve neighborhoods, schools, parks, playgrounds and activity centers.
- Policy:** Provide a continuous, interconnected network of local streets, sidewalks, bicycle routes and paths for the neighborhood growth areas that results in safe and convenient access between neighborhoods, employment centers, schools, service centers and recreational centers. This is key to the “Mixed Use” and “Planned Neighborhood” forms for the City’s growth areas that is advocated in the Land Use Chapter.

Housing and Neighborhood Development Goals, Objectives and Policies (Section B of Chapter 7) of the Comprehensive Plan to be addressed by this Project include:

- Goal:** Provide for residential growth with a variety of housing types, densities, arrangements, and costs to promote a suitable living environment for all residents.
- Objective:** Carefully control neighborhood development through the detailed neighborhood design process to provide a range of housing types, densities, and costs, but which also maintain the predominantly single-family character of the community.
- Objective:** Create attractive and safe neighborhoods that are well-served by essential municipal services and facilities.
- Objective:** Locate housing in areas that are served by full urban services, including sanitary sewers and public water within convenient access to community facilities, employment centers and transportation routes.
- Policy:** Guide new housing to areas within the City with convenient access to commercial and recreational facilities, transportation systems, schools, shopping, jobs, and other necessary facilities and services.
- Policy:** Use detailed neighborhood development plans to tie the opening of new areas for neighborhood development with the capacity of utilities and public facilities to accommodate such development.

Statement of Rationale

Waldo Street Residential Development will be a new neighborhood on the south side of Baraboo. The development is near existing Pierce Park and other community facilities. The community will include walking paths and a community center with a playground and a pickleball court. There will be a variety of residence, typically two-story with two or three bedrooms, and some will be nestled into the existing hill and will have exposed, accessible basements. The property is currently zoned Agricultural Transition (A-1) and that zoning designation is not compatible with the proposed land use. The Planned Development zoning will provide a clear, logical zoning classification. Planned Development zoning will give the Baraboo Bluffs Condominium development the flexibility needed to best utilize the space and will provide the long-term, cost-effective and planned approach to development desired by the City.

Requested Zoning Standard Exceptions

The current A-1 Agricultural Transition District zoning standards underlying the proposed residential development are designed for certain designated agricultural uses. Zoning standards for which exceptions are being sought

- include principal permitted uses, front, rear and side yard setbacks principal and accessory structures. The proposed development is requesting the following exceptions to the A-1 Agricultural Transition District:
 - A. Principal Permitted Uses:
 - 17.33 (2)(g) - one and two family dwellings
 - ◊ Project includes two and three family dwellings.
 - B. Minimum Yard Dimensions:
 - 17.33 (4) - principal building lot dimension at the street of 150-feet.
 - ◊ The dimensions will be established with the Condominium Plat.
 - 17.33 (4) - Rear yard setback of 25-feet
 - ◊ The dimensions will be established with the Condominium Plat.
- The proposed development is requesting the following exceptions to the Requirements for Certain Multi-Family Residential Real Estate Developments:
 - A. Additional Minimum Requirements for Development:
 - 17.51 (6)(m) - paved roadway width of 24-feet
 - ◊ Northern Drive to include two -16-feet wide asphalt drive lanes separated by a center median. Cul du sac designed as one-way traffic separated by the center median. Cul de sac to be designed to allow turning movements for emergency vehicles.
 - 17.51 (6)(n) - requirement for sidewalks on one side of all roads.
 - ◊ A path will be provided throughout the development for pedestrian movements.
 - B. Setback:
 - 17.51 (15)(a) and (b) - regarding the 50-feet rear yard setback
 - ◊ The dimensions will be established with the Condominium Plat.
 - 17.51 (15)(a) and (b) - regarding the 16-feet and 20-feet side yard setback
 - ◊ The dimensions will be established with the Condominium Plat.
- The proposed development is requesting the following exceptions to Chapter 18—Subdivision and Platting:
 - Chapter 18—Sidewalk Requirements
 - ◊ A path will be provided throughout the development for pedestrian movements.
 - Chapter 18—Curb and Gutter
 - ◊ Curb and gutter will be provided on the east/west street. Curb and gutter will only be provided on one side of the road on the remaining streets.
 - Chapter 18—Street Widths
 - ◊ The main east/west road will meet the standards. The remaining drives will be 24.5 feet wide.
 - Chapter 18—Trees
 - ◊ A tree every 40 feet of frontage will not be provided. A landscape plan will be included in the GDP.

SUMMARY

Maxwell Dvorak is requesting Planned Development Zoning to promote and allow the most effective use of the Waldo Street property. The underlying zoning standards are not suitable for the proposed residential use of the site. The Planned Development Zoning designation of this proposed development on this site is consistent with the City’s comprehensive plan and is the best, most efficient use of the site to promote residential development.

Specific Implementation Plan

Introduction

The proposed Baraboo Bluffs Condominium development will be a new neighborhood on the south side of Baraboo consisting of approximately 85 residential dwelling units. The development is near existing Pierce Park and other community facilities. The development will include private streets. The dwelling units will be nestled into the existing hill. The development will be for Seniors featuring two and three dwelling unit residential buildings. This will allow for the development of affordable family homes. The development will include recreational green space, a clubhouse, playground, pedestrian paths and a pickleball area.

The development will include a Condominium Plat with Condominium declarations, and be constructed in phases. The table below list the number of buildings by type and number of dwelling units.

Project Description

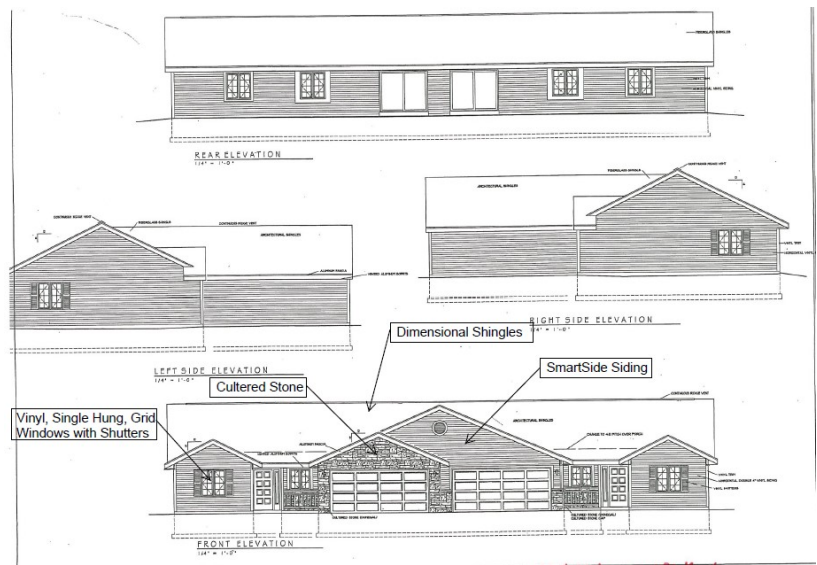
Phase 1: Will include mass grading and the construction of the stormwater retention pond. In addition, utilities will be run through the center of the property. The main west—east road will be constructed including the street and utilities to serve the units on either side of the main road. One model unit will be constructed to use as a sales office and example. Phase 1 will begin in the Fall of 2022.

Phase 2: Will start with the units on the east side of the property because they are closest to the utilities and the model.—Phase 2 will begin in Spring 2023.

Phase 3 will be the construction of the remaining streets and residential units. Phase 3 will depend on the housing demand, but could begin in the Fall of 2023. Phase 3 may be split into several phases depending on demand and the overall market at the time of development.

Project Specifics

Specific project themes and images.



Dwelling Unit Types

There will be a variety of dwelling units; typically two-story buildings. Typical dwelling units will range from approximately 1,350 square feet to 2,200 square feet with two to three bedrooms, two bathrooms, and attached garages. The floor plans will be open for maximum flexibility. Bedrooms will be on the upper level with several units having master bedrooms on the main floor. The units will have patios and porches to connect to the outside environment.

The exterior will be of a traditional and craftsman design. There will be a variety of building design images. The buildings will have sloped roofs with dimensional shingles. The exteriors will have a variety of low-maintenance finishes, including SmartSide siding, vinyl windows, masonry and cultured stone. A rendering of the duplex units is included in the appendix.

Specific Residential Densities

There will be 14 two-unit condominiums; and 19 three-unit condominiums for a total of 85 units. The project site is approximately 19 acres in size, so the density is 4.46 dwelling units per acre.

Specific Treatment of Natural Features

Several dwelling units will have exposed, accessible lower levels that will be cut into the hillside to create a walk-out. The project will be designed and constructed to blend with the natural topography.

A two cell stormwater management system is proposed on the eastern side of the site. The cells will include a dry infiltration basin and a wet basin and they are approximately 0.92 acres in size. The stormwater system will be designed to meet regulatory requirements and will be designed to accommodate the 1-year through 100-year storm events.

Specific relationship to nearby properties and public streets

The proposed east-west road will connect Waldo Street to Parkside Avenue. The project will be adjacent to residential development to the north and to the east. The property to the west is vacant woodland and farmland. The property to the south is one single family residential dwelling on a large lot. This proposed development will blend with the neighboring land uses.

Statement of Rationale

Waldo Street Residential Development will be a new neighborhood on the south side of Baraboo. The development is near existing Pierce Park and other community facilities. The community will include walking paths and a community center with a playground and a pickleball court. There will be a variety of residence, typically two-story with two or three bedrooms, and some will be nestled into the existing hill and will have exposed, accessible basements. The property is currently zoned Agricultural Transition (A-1) and that zoning designation is not compatible with the proposed land use. The Planned Development zoning will provide a clear, logical zoning classification. Planned Development zoning will give the Baraboo Bluffs Condominium development the flexibility needed to best utilize the space and will provide the long-term, cost-effective and planned approach to development desired by the City.

Zoning Standards—Exceptions

- A. **Permitted Uses.** Project includes two and three family dwellings.
- B. **Minimum Yard Dimensions.** The principal building lot dimensions will be established with the Condominium Plat, as will the rear yard setbacks.
- C. **Additional Minimum Requirements for Development.** The paved roadway width of the Northern Drive will include two—16' drive lanes separated by a center median. The cul-de-sac will be designed to allow turning movements for emergency vehicles. In addition, a path will be provided throughout the development for pedestrian movements rather than a sidewalk along the streets.
- D. **Setback.** The rear yard and side yard setbacks will be set with the Condominium Plat.
- E. **Chapter 18.** A path will be provided throughout the development to supersede the need for sidewalks along the streets. Curb and gutter will be provided on the main east-west street, but not on the other interior streets in the development. The east-west street will meet the 24-foot wide road width standards, but the other streets will be 20-feet wide. A tree every 40-feet will not be provided but a landscape plan is attached.

Summary

Baraboo Bluffs Condominium development is requesting Planned Development Zoning to promote and allow the most effective use of the Baraboo Bluffs Condominium property. The underlying zoning standards are not suitable for the proposed residential use of the site. The Planned Development Zoning designation of this proposed development on this site is the best, most efficient use of the site to promote residential development.

Baraboo Bluffs Condominium development will begin in the Fall of 2022 with mass grading, stormwater infrastructure installation, utilities and the main west—east road. In addition, a model duplex will be built to be used as a sales office and an example of the units to be built.

The SIP establishes the phases of the project and a detailed description of the activities. The project will consist of duplexes and triplexes that range in size from 1,350 square feet to 2,200 square feet and the units will be 2 story. Construction of the units will include dimensional shingles, smartside siding, cultured stone, single hung windows and shutters. In addition, the units will have decks and porches, at-grade entrances for senior living options with patios, one-third of the units will have exposed basements with walk outs.

The common area will consist of a Clubhouse with a basement, lighting of the main road, and signs at each entrance to the development. Recreational activities will include basketball hoops, pickleball court, playground and a paved walking trail.

Once completed, the Baraboo Bluffs Condominium development will provide a high quality development that is compatible with the surrounding neighborhoods and consistent with the City's comprehensive plan.

Planned Land Use - City

- Roads
- Highway 12 Bypass
- Proposed Roads
- Railroads
- Village of West Baraboo
- Township Boundary
- Parcels
- Baraboo Municipal Boundary
- 3-Mile ETJ
- 1.5 Mile ETJ
- 1/4-Mile Land Fill Buffer
- Rivers, Streams & Creeks
- Operating Extraction Site

Land Use

- Agriculture/Rural/Vacant
- Septic Residential
- Single Family Residential
- Two Family Residential
- Mixed Residential
- Planned Neighborhood
- Neighborhood Office
- Neighborhood Business
- Planned Business
- General Business
- Central Mixed Use
- Planned Mixed Use
- Planned Industrial
- General Industrial
- Landfill/Extraction
- Surface Water
- Institutional
- Parks/Open Space
- Public Lands
- Environmental Corridor
- Urban Reserve Area

-
- 1. Single Family
 - 2. Two-Family
 - 3. Mixed Residential
 - 4. Institutional
 - 5. Neighborhood Office
 - 6. Neighborhood Business
 - 7. Parks & Open Space

-
- 1. Planned Business
 - 2. Planned Office
 - 3. Institutional
 - 4. Mixed Residential

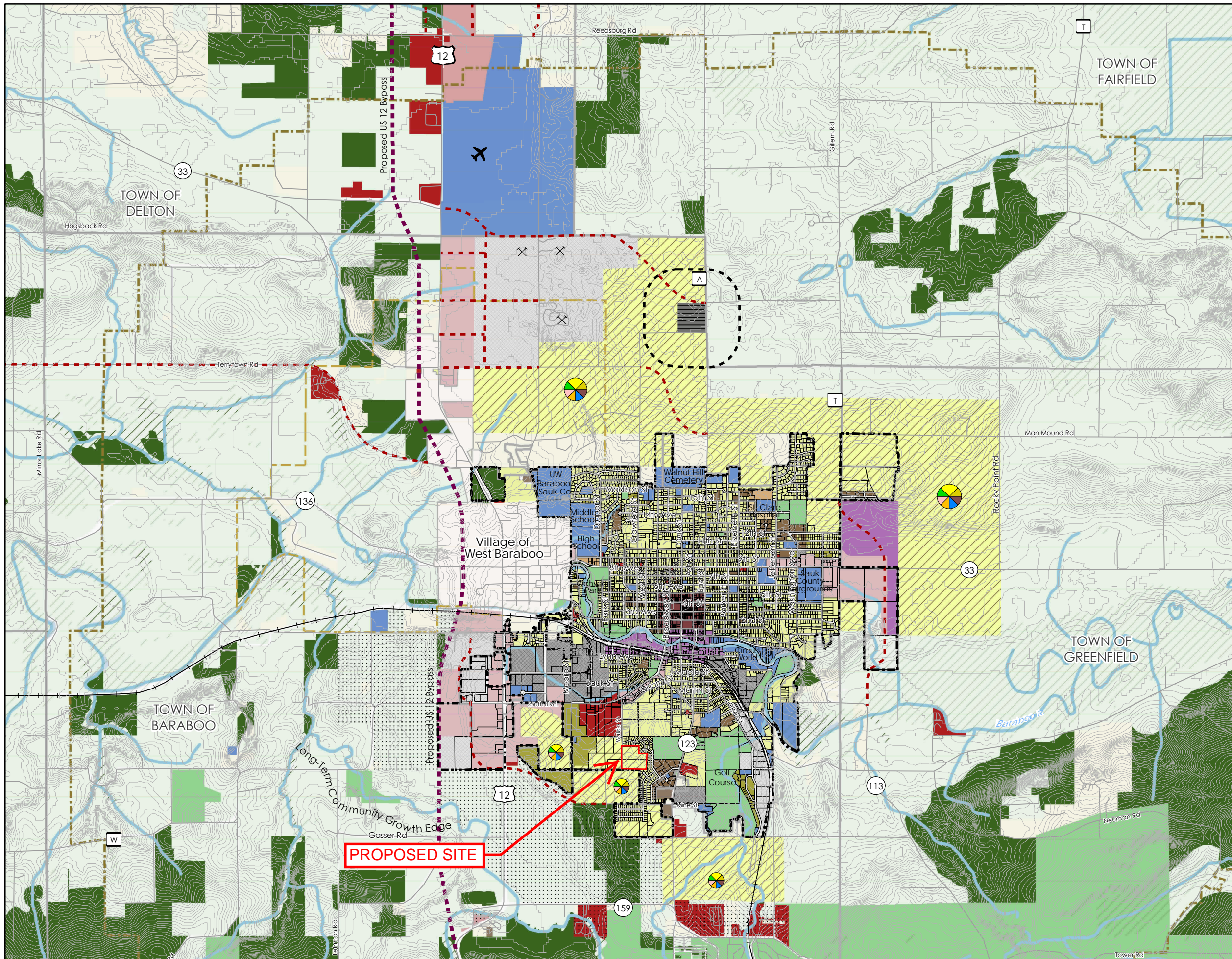
Shapes on map represent general recommendations for future land use. Actual boundaries between different land use types and associated zoning districts may vary somewhat from representations on this map. Not all lands shown in a future developed land use category are immediately appropriate for development, rezoning, or subdivision.

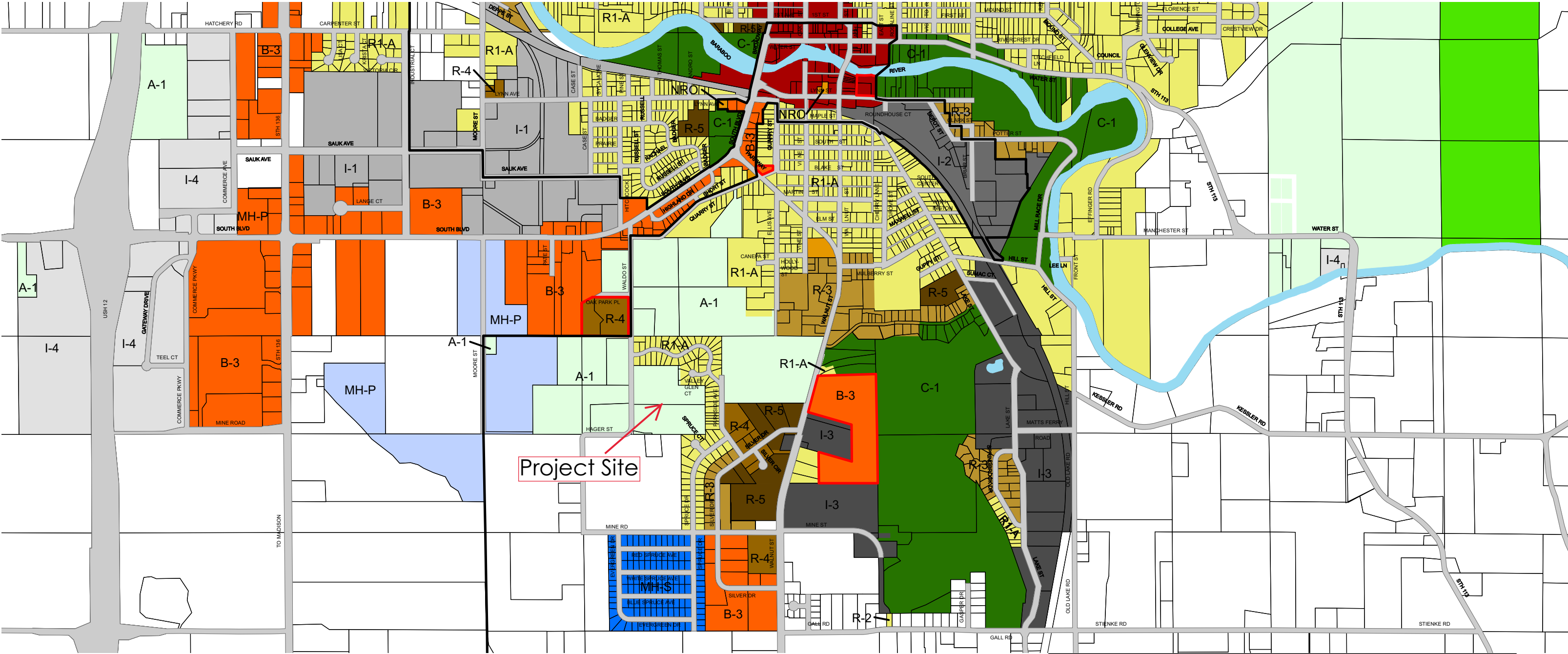


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Date: May, 2005
Source: Land Use Field Survey

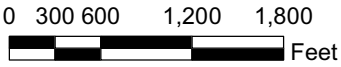
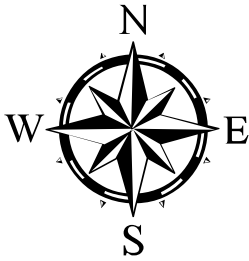




City of Baraboo Zoning District Chart

Code	Description	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft.)	Principal Building Yard Minimum Setback			Accessory Building Yard Setback		Maximum Lot Coverage		Maximum Building Height	
				Street	Side	Rear	Side	Rear	Principal	Accessory	Principal	Accessory
R-1	Single Family	12,500	100	35	10	25	10	10*	25%	6%	3 Stories, 35 ft.	1 Story, 15 ft.
R-1A	Single Family (Traditional)	8,500	75	25*	8*	25	3	10*	27%	8%	3 Stories, 35 ft.	1 Story, 15 ft.
R-2	One and Two Family	8,500	75	25*	10*	25	3	10*	27%	8%	3 Stories, 35 ft.	1 Story, 15 ft.
R-3	Three and Four Family	3,500/unit	90	25	10	25	3	10*	27%	8%	3 Stories, 35 ft.	1 Story, 20 ft.
R-4	One and Two Family	8,500	75	30	20*	25*	3	10*	40%	10%	2 Stories, 35 ft.*	1 Story, 20 ft.
	Four thru Twelve Families	2,500/unit	100									
R-5	Thirteen Families and above	2,500/unit*	200	20	20*	25*	3	10*	40%*	10%*	3 Stories, 35 ft.*	1 Story, 20 ft.
MH-P	Type 1 Manufactured Home Park District	5,000	50	25*	10*	25*	5*	10*	Total all buildings = 45%	--	15 ft.	10 ft.
MH-S	Type 1 Manufactured Home Single Family Residential District	8,000	75	25	8*	25	6	10	25%	8%	3 Stories, 35 ft.	1 Story, 15 ft.
NRO	Neighborhood Residential/Office District	Res. - 8,500* Office *	Res. - 75* Office *	Res. - 25* Office *	Res. - 10* Office *	Res - 25 Office *	Res - 3 Office *	Res - 10* Office *	Res - 27% Office *	Res - 8% Office *	Res - 2 Stories Office *	Res * Office *
B-1	Central Downtown Business Dist.	None	None	None	None	None	None	None	None	None	60*	2 Stories*
B-2	Central Neighborhood Business Dist.	None	None	25	20*	25*	3*	3*	40%	10%	3 Stories, 35 ft.	1 Story, 15 ft.
B-3	Highway Oriented Business Dist.	None	None	25*	10*	25*	10*	10*	None	None	45 ft.	2 Stories, 15 ft.
I-1	Industrial - Enclosed Storage	7,500	None	25	10*	10*	None	None	None	None	None	None
I-2	Industrial - Open Storage	7,500	None	25	10*	10*	None	None	None	None	None	None
I-3	Industrial/Business	1 acre	None	30	20	25	None	None	None	None	None	None
I-4	Planned Industrial/Business	1 acre - Ind. 27,000 - Coml.	None	30-Ind 35-Coml	20	25	None	None	None	None	None - Ind. 45 - Coml.	Ind - None Coml-2 Stories, 15ft
A-1	Agricultural Transitional	3 acres	None	150	8*	25	*	*	None	None	None	None
A-2	Agricultural Holding	5 acres	None	150	8*	25	*	*	--	--	--	--
C-1	Conservancy	--	--	--	--	--	--	--	--	--	--	--
HIA	Highway Interchange (Overlay District)	See Code Provisions Section 17.36.										

* There are exceptions to these figures; please refer to the Zoning Ordinance document.



A-1 Agricultural Transition

A-2 Agricultural Holding

C-1 Conservancy District

R-1 Single Family Residential

R-2 Two Family Residential

R-3 Three and Four Family Residential

R-4 Four - Twelve Family Residential

R-5 Thirteen Family and Up Residential

NRO Neighborhood Residential/Office

B-1 Central Business

B-2 Central Neighborhood

B-3 Highway Oriented Business

I-1 Industrial, Enclosed Storage

I-2 Industrial, Open Storage

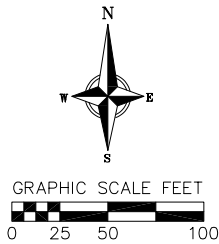
I-3 Industrial/Business

I-4 Planned Industrial/Business

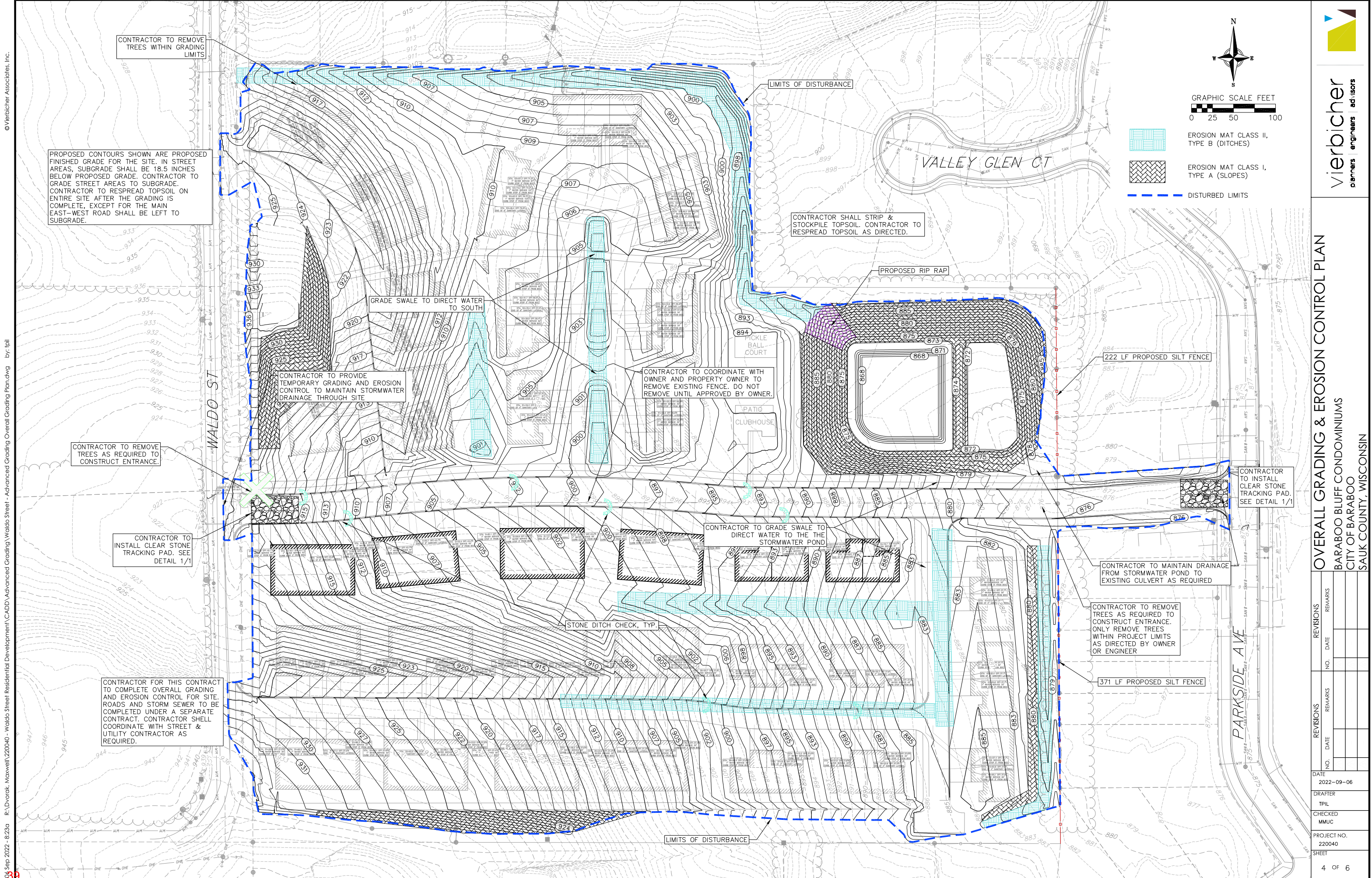
MH-P Manufactured Home Park

MH-S Manufactured Home Single Family

BOUNDARY OF AREA REQUIRING CONDITIONAL USE PERMIT - SEE ZONING ADMINISTRATOR FOR DETAILS AND REQUIREMENTSPARCELS BOUND BY A BRIGHT RED LINE HAVE A PLANNED UNIT DEVELOPMENT AGREEMENT (PUD)



- EXPOSURE:



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planners engineers advisors

OVERALL GRADING & EROSION CONTROL PLAN

BARABOO BLUFF CONDOMINIUMS
CITY OF BARABOO
SAUK COUNTY, WISCONSIN

REVISIONS		REVISIONS	
NO.	DATE	NO.	DATE

DATE
2022-09-06

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planners engineers advisors

LANDSCAPE & SIGNAGE PLAN

BARABOO BLUFFS CONDOMINIUMS

CITY OF BARABOO

SAUK COUNTY, WISCONSIN

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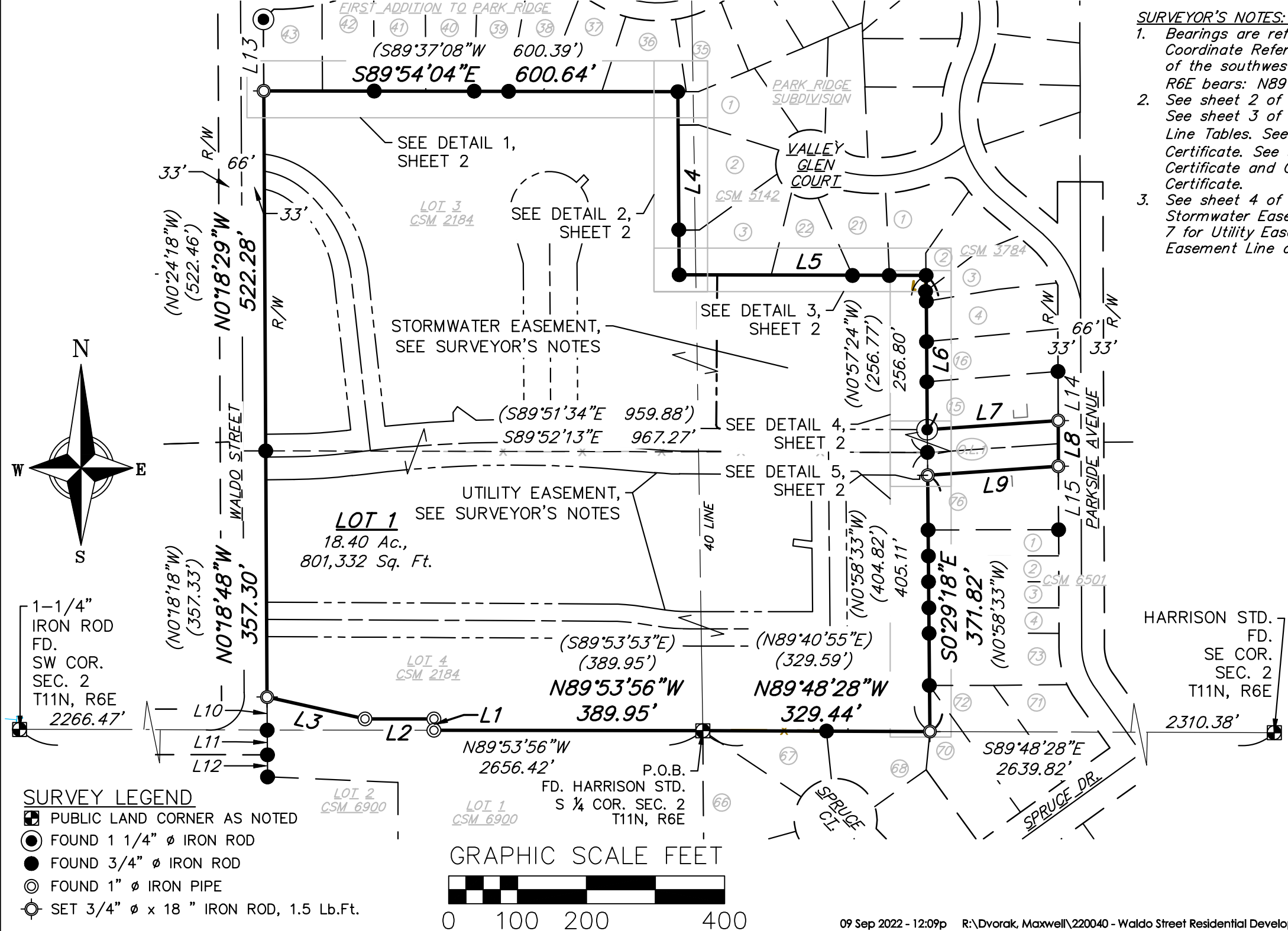
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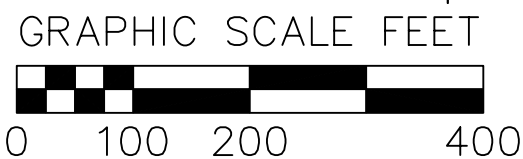
SAUK COUNTY CERTIFIED SURVEY MAP NO. _____


PART OF LOT 3, ALL OF LOT 4 OF SAUK COUNTY CERTIFIED SURVEY MAP NO. 2184 RECORDED AS DOCUMENT NO. 530685 IN VOLUME 9 OF CERTIFIED SURVEYS PAGES 2184 AND 2184A AND OUTLOT 1 OF PARKSIDE SUBDIVISION, RECORDED AS DOCUMENT NO. 599807 IN VOLUME C, PAGE 81, ALL IN THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF SECTION 2, T11N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN



- SURVEYOR'S NOTES:**
1. Bearings are referenced to the Wisconsin Coordinate Reference System. The south line of the southwest quarter of Section 2, T11N, R6E bears: N89°53'56"W.
 2. See sheet 2 of 7 for secondary line details. See sheet 3 of 7 for Primary and Secondary Line Tables. See sheet 6 of 7 for Surveyor's Certificate. See sheet 7 of 7 for Owner's Certificate and City of Baraboo Approval Certificate.
 3. See sheet 4 of 7 for Utility Easement and Stormwater Easement details. See sheet 5 of 7 for Utility Easement and Stormwater Easement Line and Curve Tables.

- SURVEY LEGEND**
- 1-1/4" IRON ROD FD. SW COR. SEC. 2 T11N, R6E 2266.47'
 - FOUND 1 1/4" Ø IRON ROD
 - FOUND 3/4" Ø IRON ROD
 - FOUND 1" Ø IRON PIPE
 - SET 3/4" Ø x 18" IRON ROD, 1.5 Lb.Ft.

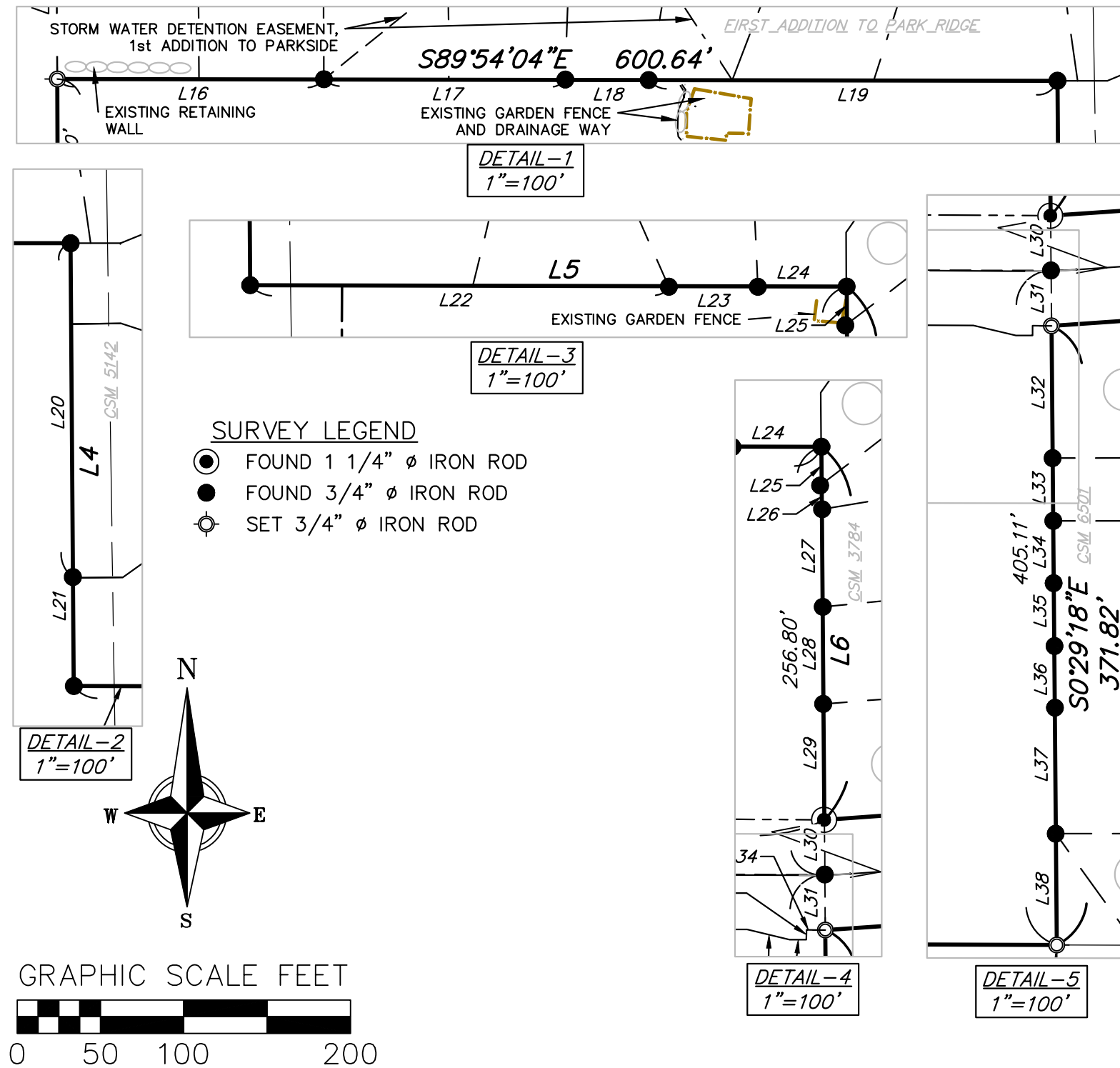


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	FILE	220040-CSM	
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Phone: (800) 261-3898

SAUK COUNTY CERTIFIED SURVEY MAP NO.

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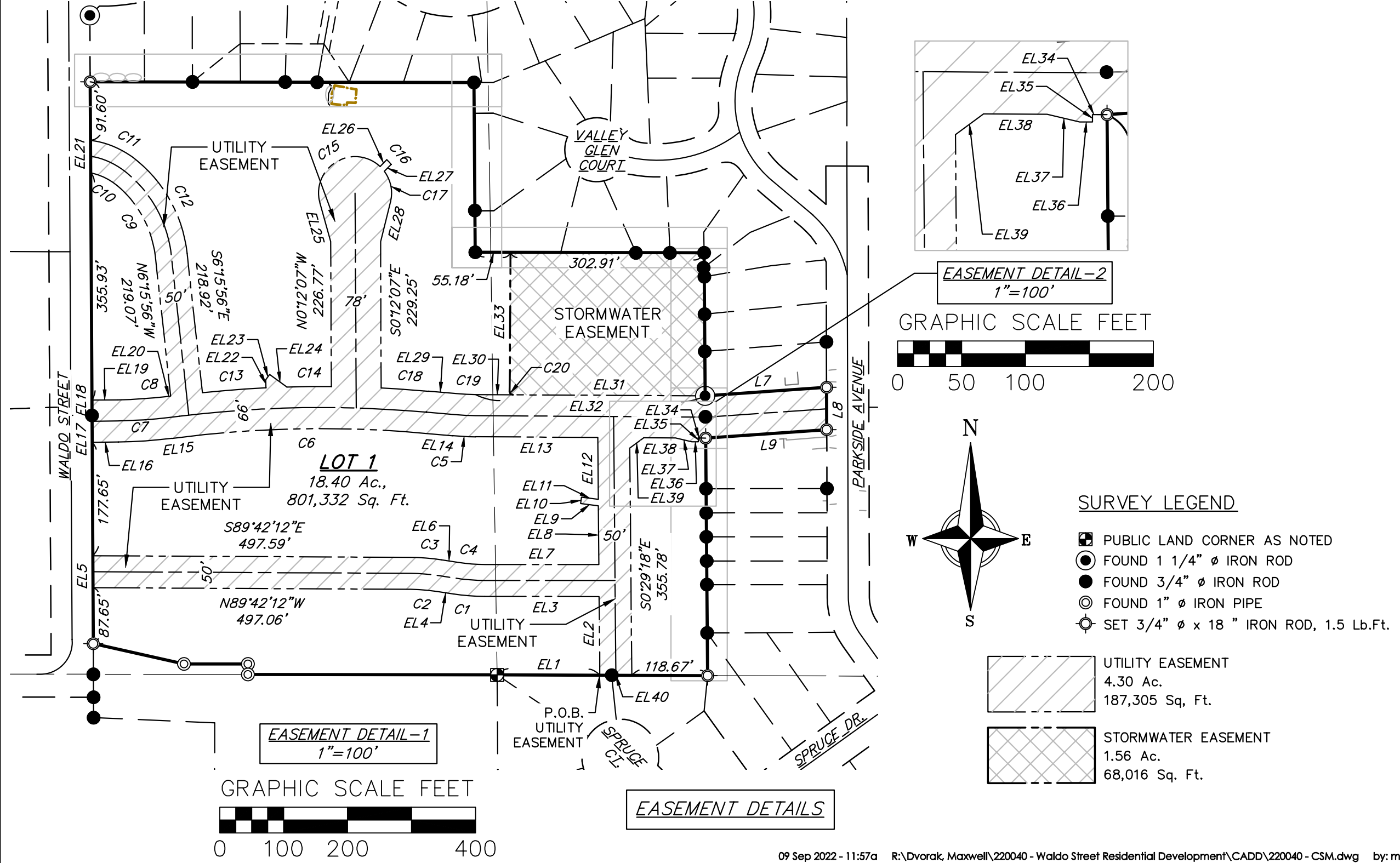
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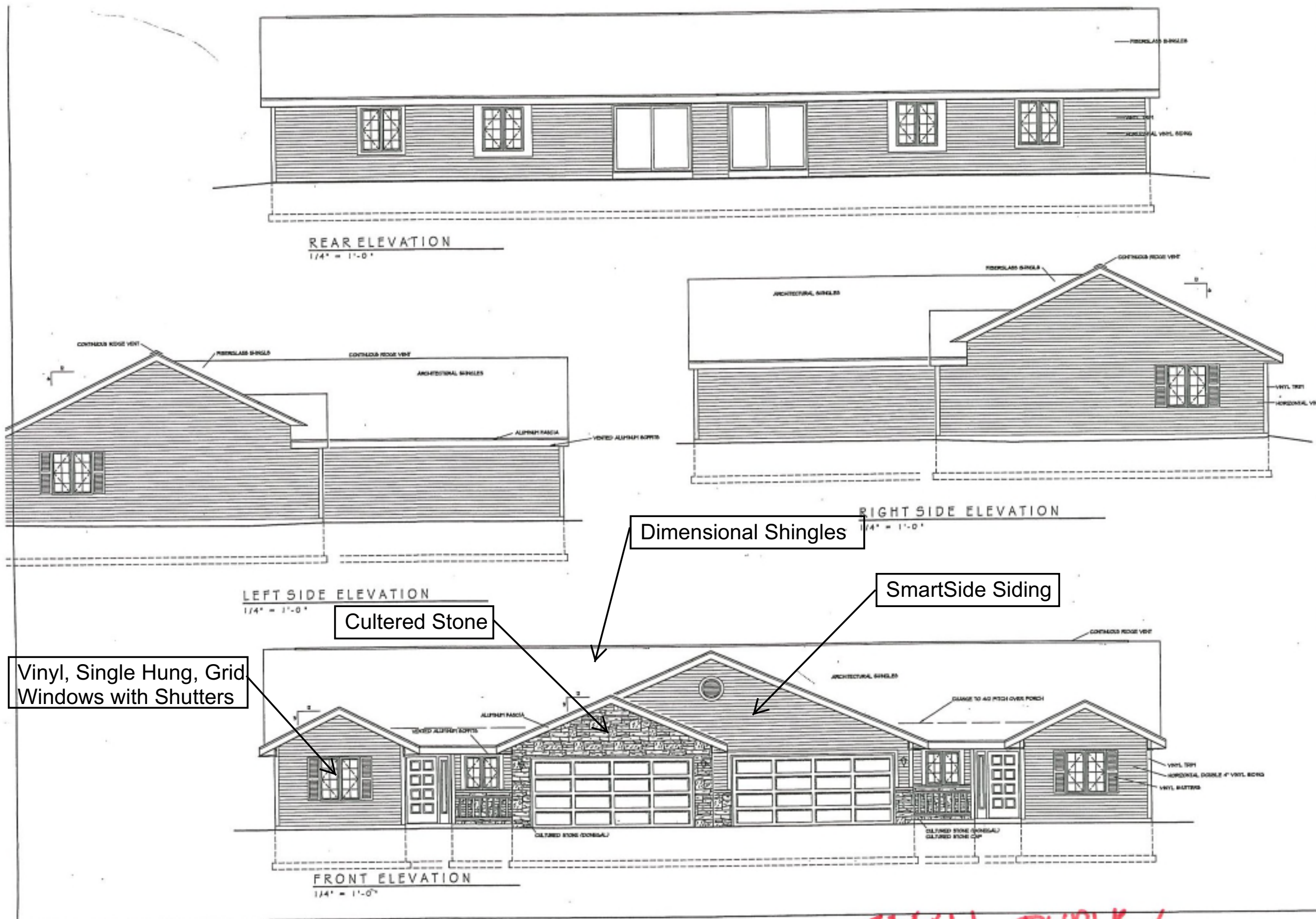


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SMALL DUPLEX

ARC DESIGN
ARCHITECTURE • ENGINEERING
994 RIVERKNOLL CIRCLE, COONONGWOC, WISCONSIN
Phone 262-557-1691 Fax 262-557-1691

DEVELOPER:
DWAINIE SIEVERS
P.O. BOX 550
CAMBRIDGE, WI (608-423-7222)

PROJECT:
CARDINAL ESTATES
CONDO - BUILDING 'B'
COLUMBUS, WISCONSIN

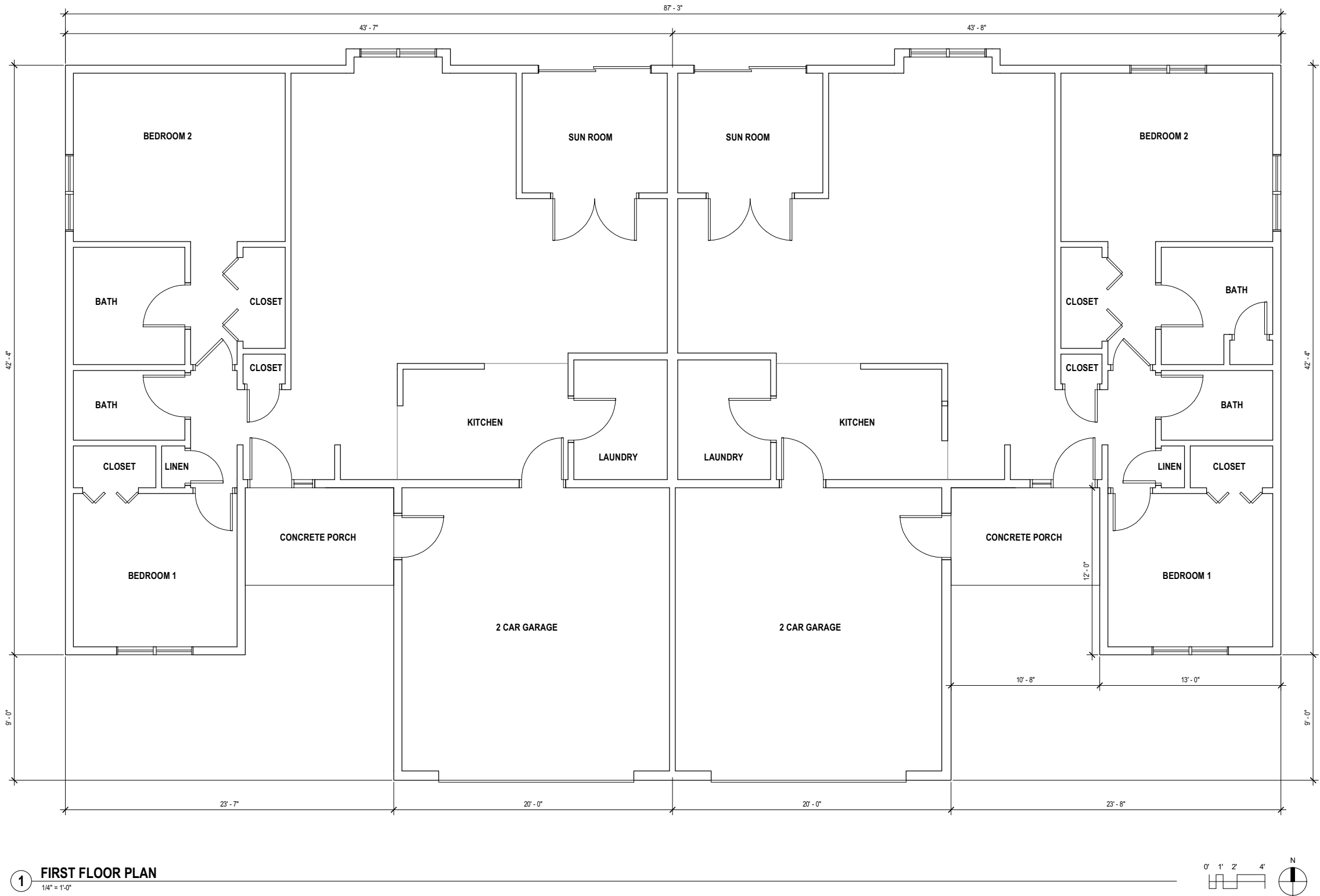
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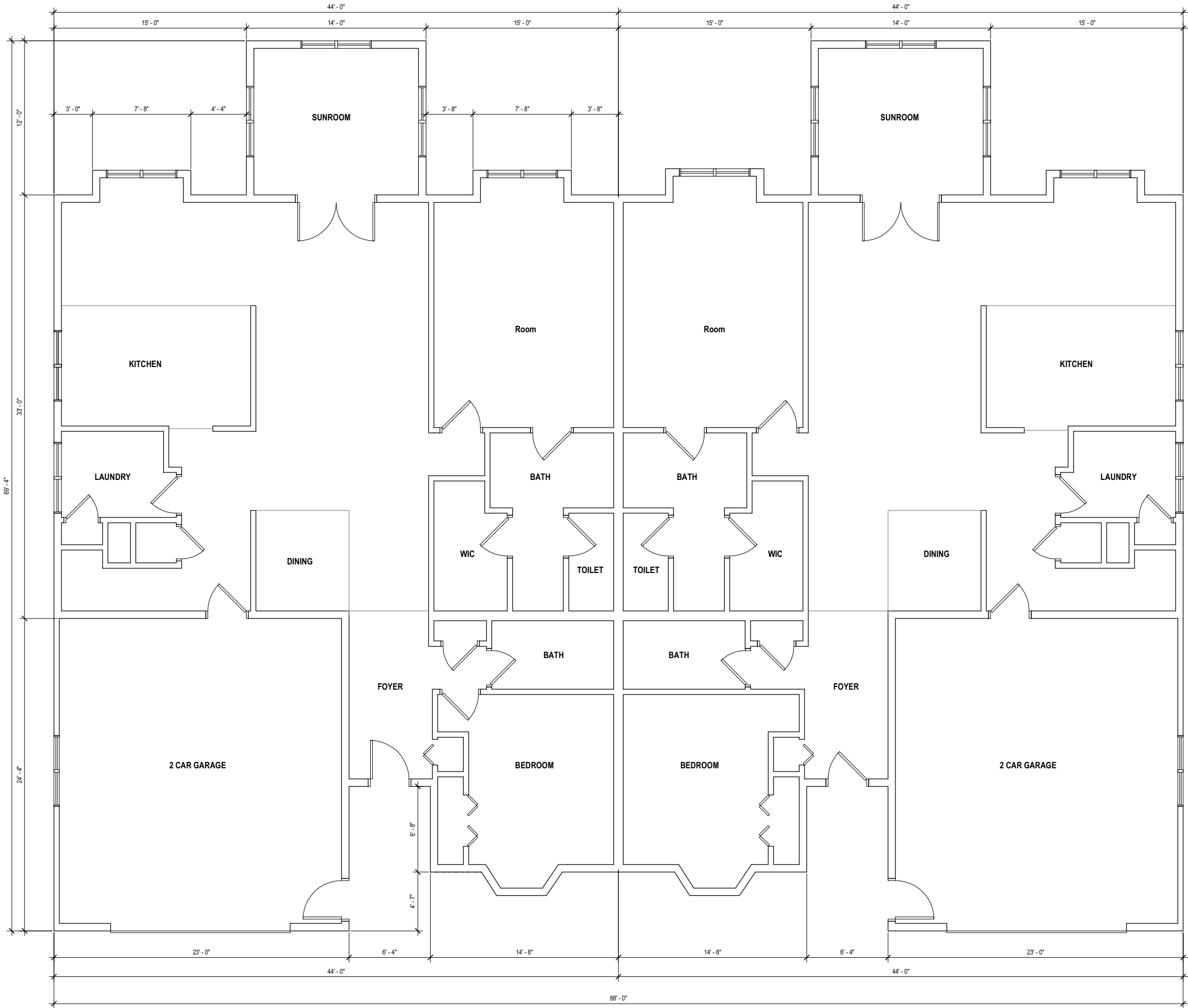
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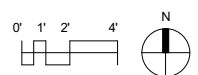


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1 FIRST FLOOR PLAN
1/4" = 1'-0"



DIMENSION

IV

Madison Design Group

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6515 Grand Teton Plaza, Suite 120
Madison, Wisconsin 53719
p608.829.4444 f608.829.4445 dimensionivmadison.com

BARABOO HOUSING
MASTER PLAN

DATE OF ISSUE:		09/12/2022
REVISIONS:		
PROJECT #		00000

LARGE DUPLEX

GATEWAY SIGN - LOCATED AT ENTRANCE AT EAST AND WEST END



ORDINANCE NO. _____

AN ORDINANCE CREATING SEC. 17.56 WELLHEAD PROTECTION ORDINANCE IN THE MUNICIPAL CODE OF THE CITY OF BARABOO, RELATING TO THE PROTECTION OF THE MUNICIPAL WATER SUPPLY.

THE COMMON COUNCIL OF THE CITY OF BARABOO, SAUK COUNTY WISCONSIN, DOES ORDAIN AS FOLLOWS:

SECTION 1. WELLHEAD PROTECTION ORDINANCE: CHAPTER 17 – ZONING CODE, Sec. 17.56 - Wellhead Protection Ordinance, of the code of ordinances, City of Baraboo, Wisconsin is hereby created to read as follows:

17.56 WELLHEAD PROTECTION ORDINANCE.

- (1) **PURPOSE.** The residents of the City of Baraboo depend exclusively on groundwater for a safe drinking water supply. Certain land use practices and activities can seriously threaten or degrade groundwater quality. The purpose of this Wellhead Protection Ordinance is to institute land use regulations and restrictions within a defined area which contributes water directly to the municipal water supply providing protection for the aquifer and municipal water supply of the City of Baraboo and promoting the public health, safety and general welfare of city residents.
- (2) **AUTHORITY.** Statutory authority of the city to enact these regulations is provided by §62.23(7)(c), which specifically authorizes regulation in the incorporated areas of the city to encourage the protection of groundwater resources.
- (3) **APPLICATION.** The regulations specified in this Wellhead Protection Ordinance shall apply within the area surrounding each municipal water supply well that has been designated as a “Wellhead Protection Area” by the city in its most recent and up-to-date Wellhead Protection Plan. The requirements of this ordinance are in addition to the requirements in the underlying zoning district for the Wellhead Protection Areas. If there is a conflict between this chapter and the zoning ordinance, the more restrictive provision shall apply.
- (4) **WELLHEAD PROTECTION AREA.** The location and boundaries of the Wellhead Protection Areas regulated by this chapter are set forth in the City of Baraboo’s most recent and up-to-date Wellhead Protection Plan on the map titled “Wellhead Protection Area” [on file in the City of Baraboo Water Utility Office]. The map titled “Wellhead Protection Area” included in the city’s most recent and up-to-date Wellhead Protection Plan is incorporated herein and hereby made a part of this ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.
 - (a) *Note:* Wellhead Protection Area is derived from hydrologic studies and are based on the area surrounding a well where groundwater takes 5-years or less to travel from the land surface to the pumping well
- (5) **PERMITTED USES.** The following uses are permitted in the Wellhead Protection Areas subject to the separation distances in Section (8) SEPARATION DISTANCES.
 - (a) Parks, playgrounds or wildlife areas, provided there is no on-site waste disposal or fuel storage tank facilities associated with this use.
 - (b) Non-motorized trails, such as bike, skiing, nature and fitness trails.
 - (c) Residential, commercial, industrial and public authority establishments that are municipally sewered and whose use, storage, handling and/or production of hazardous chemicals (identified by OSHA under

29 CFR 1910.1200(c) or 40 CFR Part 370) in aggregate may not exceed 20 gallons or 160 pounds at any time, except for those uses listed as “conditional” or “prohibited” in Sections 6 or 7).

- (d) Routine tillage, planting, and field management operations in support of agricultural crop production, where nutrients from legume, manure, and commercial sources are accounted for and credited toward crop nutrient need. The combination of all nutrient sources applied or available on individual fields may not exceed University of Wisconsin soil test recommendations for that field.

(6) **CONDITIONAL USES.** The following uses may be conditionally permitted in the Wellhead Protection Areas under the city’s conditional use permit process found in *Sec. 17.37 Conditional Uses*, and subject to the separation distances in Section (8) **SEPARATION DISTANCES**.

- (a) Hydrocarbon, petroleum or hazardous chemical storage tanks.
- (b) Motor vehicle services, including filling and service stations, repair, renovation and body work.
- (c) Residential, commercial industrial, and public authority establishments that are municipally sewered and whose use, storage, handling and/or production of hazardous chemicals (identified by OSHA under 29 CFR 1910.1200(c) or 40 CFR Part 370) in aggregate exceeds 20 gallons or 160 pounds at any time.
- (d) Stormwater infiltration basins
- (e) Geothermal wells, also known as ground source heat pump along with any associated piping and/or ground loop component installations.

(7) **PROHIBITED USES.** The following uses are prohibited in the Wellhead Protection Areas.

- (a) Animal waste storage areas and facilities.
- (b) Application of fertilizer to manicured lawns or grasses in excess of the nutrient requirements of the grass.
- (c) Asphalt product manufacturing plants.
- (d) Dry cleaning establishments.
- (e) Fertilizer manufacturing or storage facilities.
- (f) Foundries and forge plants.
- (g) Hazardous chemical processing or manufacturing facilities.
- (h) Industrial liquid waste storage areas.
- (i) Landfills or other areas for dumping, disposal or transferring of garbage, refuse, recycling, trash, or demolition material, including auto salvage operations.
- (j) Metal reduction or refinement facilities.
- (k) Mining operations, including metallic, gravel pits, industrial or frac-sand mining.
- (l) Motor freight terminals.
- (m) Petroleum or hazardous chemical storage greater than 110 gallons in any single wall petroleum storage tank (double wall storage tanks installations shall meet the requirements of s. ATCP 93.260, Wis. Adm. Code, and receive written approval from the department of safety and professional services or its designated Local Program Operator under s. ATCP 93.110).
- (n) Road salt or de-icing materials storage areas.

(8) **SEPARATION DISTANCES.** The following separation distances as specified in s. NR 811.12(5), Wis. Adm. Code, shall be maintained within the Wellhead Protection Areas.

- (a) Ten feet between a well and an emergency or standby power system that is operated by the same facility which operates the well and that has a double wall above ground storage tank with continuous electronic interstitial leakage monitoring. These facilities shall meet the installation requirements of s. ATCP 93.260, Wis. Adm. Code, and receive written approval from the department of safety and professional services or its designated Local Program Operator under s. ATCP 93.110.

- (b) Fifty feet between a well and a storm sewer main or a sanitary sewer main where the sanitary sewer main is constructed of water main class materials and joints. Gravity sanitary sewers shall be successfully air pressure tested in place. The air pressure test shall meet or exceed the requirements of the 4 psi low pressure air test for plastic gravity sewer lines found in the latest edition of Standard Specifications for Sewer & Water Construction in Wisconsin. Force mains shall be successfully pressure tested with water to meet the AWWA C600 pressure and leakage testing requirements for one hour at 125% of the pump shut-off head.
- (c) Two hundred feet between a well field and any sanitary sewer main not constructed of water main class materials, sanitary sewer manhole, lift station, one or two family residential heating fuel oil underground storage tank or above ground storage tank or private onsite wastewater treatment system (POWTS) treatment tank or holding tank component and associated piping.
- (d) Three hundred feet between a well field and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system, which means the tank and any piping connected to it. These installations shall meet the most restrictive installation requirements of s. ATCP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- (e) Three hundred feet between a well field and any farm above ground storage tank with double wall, or single wall tank with other secondary containment and under a canopy; other above ground storage tank system with double wall, or single wall tank with secondary containment and under a canopy and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the most restrictive installation requirements of s. ATCP 93.260, and receive written approval from the department of safety and professional services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- (f) Four hundred feet between a well field and a POWTS dispersal component with a design capacity of less than 12,000 gallons per day, a cemetery or a storm water retention or detention pond.
- (g) Six hundred feet between a well field and any farm underground storage tank system or other underground storage tank system with double wall and with electronic interstitial monitoring for the system, which means the tank and any piping connected to it; any farm above ground storage tank with double wall, or single wall tank with other secondary containment and under a canopy or other above ground storage tank system with double wall, or single wall tank with secondary containment and under a canopy; and with electronic interstitial monitoring for a double wall tank or electronic leakage monitoring for a single wall tank secondary containment structure. These installations shall meet the standard double wall tank or single wall tank secondary containment installation requirements of s. ATCP 93.260 and receive written approval from the department of safety and professional services or its designated Local Program Operator under s. ATCP 93.110. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances.
- (h) One thousand feet between a well field and land application of municipal, commercial, or industrial waste; the boundaries of a land spreading facility for spreading of petroleum-contaminated soil regulated under state administrative regulations while that facility is in operation; agricultural, industrial, commercial or municipal waste water treatment plant treatment units, lagoons, or storage structures; manure stacks or storage structures; or POWTS dispersal component with a design capacity of 12,000 gallons per day or more.
- (i) Twelve hundred feet between a well field and any solid waste storage, transportation, transfer, incineration, air curtain destructor, processing, wood burning, one time disposal or small demolition

facility; sanitary landfill; any property with residual groundwater contamination that exceeds ch. NR 140 enforcement standards; coal storage area; salt or deicing material storage area; any single wall farm underground storage tank or single wall farm above ground storage tank or other single wall underground storage tank or above ground storage tank that has or has not received written approval from the department of safety and professional services or its designated Local Program Operator under s. ATCP 93.110 for a single wall tank installation. These requirements apply to tanks containing gasoline, diesel, bio-diesel, ethanol, other alternative fuel, fuel oil, petroleum product, motor fuel, burner fuel, lubricant, waste oil, or hazardous substances; and bulk pesticide or fertilizer handling or storage facilities.

- (9) EXISTING NON-CONFORMING USES. Nonconforming uses, structures and lots lawfully in use or existing at the time of the adoption or amendment of this ordinance may be continued although the use does not conform to the provisions of this ordinance. However, only that portion of the land in actual use may be so continued and the structure may not be extended, enlarged, reconstructed, substituted, moved, or structurally altered except when required to do so by law or order or so as to comply with the provisions of this ordinance.

SECTION 2. CONFLICT AND SEVERABILITY. If any section, subsection, sentence, clause, paragraph or phrase of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or other applicable administrative or governing body, such decision shall not affect the validity of any other section, subsection, sentence, clause, paragraph or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, paragraphs, or phrases may be declared invalid or unconstitutional.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect upon passage and posting as provided by law.

Date Adopted: _____
Date Recorded: _____
Date Posted: _____
Effective Date: _____

Rob Nelson, Mayor

Attest: _____
Brenda Zeman, City Clerk



May 12, 2022

BRENDA ZEMAN CLERK
BARABOO WATERWORKS
101 SOUTH BLVD
BARABOO WI 53913

Project Number: W-2022-0431
PWSID#: 15700850
DNR Region: SCR
County: SAUK

SUBJECT: WATER SYSTEM FACILITIES PLAN AND SPECIFICATION APPROVAL

Dear Ms. Zeman:

The Wisconsin Department of Natural Resources, Division of Environmental Management, Bureau of Drinking Water and Groundwater, is conditionally approving plans and specifications for the following project. An engineering report or information of sufficient detail to meet the requirements of s. NR 811.09(3), Wis. Adm. Code, was submitted along with the plans and specifications.

Water system name: Baraboo Waterworks

Date received: 04/06/2022

Project Submitter: Andrew Aslesen - Wisconsin Rural Water Association

Regional DNR Contact: Amy Kubly, 3911 Fish Hatchery Rd, Fitchburg, WI 53711, (608) 219-3068, amy.kubly@wisconsin.gov

DNR Plan Reviewer: Bradley Siefker, 101 South Webster Street, Madison, WI 53703, (414) 651-1651, bradley.siefker@wisconsin.gov

Project description: On behalf of the City of Baraboo (City), the Wisconsin Rural Water Association has submitted a Wellhead Protection Plan (WHPP) for Wells Nos. 2, 4, 6, 7, and 8. A copy of the draft Well Head Protection Ordinance (WHPO) for Wells Nos. 2, 4, 6, 7, and 8 was included in the submittal. The department is hereby approving the WHPP.

System information: The City's water supply system includes five active ground water wells, Well Nos. 2, 4, 6, 7, and 8. The City has voluntarily proposed to develop a Wellhead Protection Plan for Well Nos. 2, 4, 6, 7, and 8 for the City to establish protection areas and minimize the risk of groundwater supplying the wells from becoming contaminated.

Well No. 2 (WUWN BG928) is located in the southeast portion of the City. The well is bordered by residential development and undeveloped riverway to the north and south, commercial and industrial development to the west and the Baraboo River to the east along with the wastewater treatment plant on the other side of the river. Well No. 2 was constructed in 1939 by Milaeger Well Drilling and is equipped with an 650 gpm vertical turbine pump. Auxiliary power is provided for the well by a natural gas-fueled engine generator located permanently on site.

Well No. 4 (WUWN BG929) is located in the northeast portion of the City. The well is bordered by residential development on all sides with some commercial development to the north, east and west. Well No. 4 was constructed in 1960 by Layne Christensen Company and is equipped with an 1,000 gpm vertical turbine pump. Auxiliary power is provided for the well by a natural gas-fueled engine generator located permanently on site.

Well No. 6 (WUWN HN579) is located in the southwest portion of the City. The well is bordered by commercial and industrial development on all sides. Well No. 6 was constructed in 1976 by CTW Corporation and was reconstructed in 1999 to with a 12-inch liner. The well is equipped with an 900 gpm vertical turbine pump. Auxiliary power is provided for the well by a diesel engine generator located permanently on site.

Well No. 7 (WUWN AR322) is located in the southeast portion of the City. The well is bordered by industrial development to the north, a golf course to the north and west, and rural residential development to the east and south. Well No. 7 was constructed in 1990 by Layne Christensen Company and is equipped with an 1,300 gpm vertical turbine pump. Auxiliary power is provided for the well by a diesel engine generator located permanently on site.

Well No. 8 (WUWN RX387) is located in the west-central portion of the City. The well is bordered by residential development to the north and a park to the east and south with the Baraboo River to the west. Well No. 8 was constructed in 2001 by Sams Rotary Drillers Inc. and is equipped with an 1,000 gpm vertical turbine pump. Auxiliary power is provided for the well by a natural gas-fueled engine generator located permanently on site.

Wellhead Protection Ordinance: The WHPP establishes a well head protection area (WHPA) which encompasses the recharge area equivalent to a 5-year time of travel for the wells. The WHPA extends to boundaries consisting of roadways, railways, and property lines. The WHPO should provide zoning requirements that address maintaining separation distances between the wells and potential contamination sources. The WHPO shall be formally adopted and the adopted ordinance forwarded to the department within six months of the date of this letter.

Approval conditions related to Chapters NR 810 and NR 811, Wis. Adm. Code:

1. A digital copy of the formally adopted wellhead protection ordinance shall be sent to the department within six months of the date of this letter. One copy shall be sent to: Amy Kubly, the Regional DNR contact, and one copy shall be sent to: Wisconsin Department of Natural Resources, c/o Bradley Siefker, DG/5, P.O. Box 7921, Madison, WI 53707. (s. NR 811.12(6)(i), Wis. Adm. Code)

Approval constraints: The project was reviewed in accordance with ss. 281.34 and 281.41, Wis. Stats. for compliance with Chapters NR 108, NR 810, NR 811 and NR 820, Wis. Adm. Code and is hereby approved in accordance with ss. 281.34 and 281.41, Wis. Stats. subject to the conditions listed above. This approval is valid for two years from the date of approval. If construction or installation of the improvements has not commenced within two years the approval shall become void and a new application must be made and approval obtained prior to commencing construction or installation.

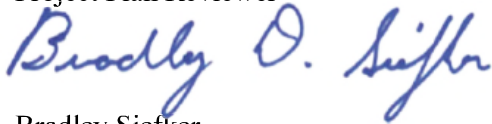
This approval is based on the applicant's representation that the plans and specifications submitted to the department are complete and accurately represent the project being approved. Discovery that the applicant failed to submit complete and accurate plans and specifications may void this approval.

Be advised that this project may require permits or approvals from other federal, state or local authorities. For example, a certificate of authority from the Public Service Commission of Wisconsin may be required per s. 196.49, Wis. Stats. and ch. PSC 184, Wis. Adm. Code.

Appeal rights: If you believe that you have a right to challenge this decision, you should know that the Wisconsin Statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. Requests for contested case hearings must be made in accordance with ch. NR 2, Wis. Adm. Code. Filing a request for a contested case hearing does not extend the 30 day period for filing a petition for judicial review. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you must file your petition with the appropriate circuit court and serve the petition on the Department within 30 days after the decision is mailed. A petition for judicial review must name the Department of Natural Resources as the respondent.

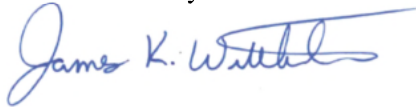
STATE OF WISCONSIN
DEPARTMENT OF NATURAL RESOURCES

Project Plan Reviewer



Bradley Siefker
Public Water Engineering Section
Bureau of Drinking Water and Groundwater

For the Secretary



James K. Witthuhn, P.E.
Public Water Engineering Section
Bureau of Drinking Water and Groundwater

cc: Tom Pinion - City of Baraboo (by email)
Wade Peterson - City of Baraboo (by email)
Andrew Aslesen - Wisconsin Rural Water Association, Plover (by email)
Amy Kubly - DNR, Fitchburg (by email)
Eileen Pierce - DNR, Fitchburg (by email)
Dave Johnson - DNR, Madison (by email)
PSC - Madison by email)